



COMMUNITY DEVELOPMENT DEPARTMENT

Planning & Zoning Division

Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 | Phone: 208-455-3024
<https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division>

Robin Collins, PCED, CBO | Community Development Director & Building Official

Master Land Use Application

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided, prescreening passed, and fees paid for an application to be considered complete and accepted.

Hearing dates and codes utilized for review are based on the date is “complete and accepted”.

Failure to submit all requested items (in legible form) may delay the processing of your application.

APPLICATION LEGEND:

* = Public hearing(s) required

** = May require public hearing

*** = City Council consent agenda

All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

- | | | |
|---|--|--|
| <input type="checkbox"/> Admin Director Determination | <input type="checkbox"/> Lot Split (Administrative) | <input type="checkbox"/> Subdivision (Prelim) Plat* |
| <input type="checkbox"/> Administrative Development Review ² | <input type="checkbox"/> Lot Split (Simple) | <input type="checkbox"/> Subdivision (Final) Plat*** |
| <input type="checkbox"/> Alternative Method of Compliance | <input type="checkbox"/> Manufactured Home Community* | <input type="checkbox"/> Subdivision (Short) Plat* |
| <input type="checkbox"/> Annexation w/Zoning* | <input type="checkbox"/> Mobile Food Unit (Individual) | <input type="checkbox"/> Subdivision Plat Modification** |
| <input type="checkbox"/> Business License (Permit) | <input type="checkbox"/> Mobile Food Unit Park / Court | <input type="checkbox"/> Subdivision Plat (Time Extension) |
| <input type="checkbox"/> Certificate of Appropriateness* | <input type="checkbox"/> Modification to Conditions of Approval** | <input type="checkbox"/> Subdivision Plat (Renewal) |
| <input type="checkbox"/> Comprehensive Plan (Map) Amendment* | <input type="checkbox"/> Outdoor Dining Permit | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Comprehensive Plan (Text) Amendment* | <input type="checkbox"/> Parcel Consolidation | <input type="checkbox"/> Traffic Impact Study Review |
| <input type="checkbox"/> Deannexation* | <input type="checkbox"/> Performance Bonding | <input type="checkbox"/> Vacation (Easement)* |
| <input type="checkbox"/> Design Review** | <input type="checkbox"/> Planned Unit Development (New)* | <input type="checkbox"/> Vacation (Plat Note) * |
| <input type="checkbox"/> Development Agreement (New)* | <input type="checkbox"/> Planned Unit Development (Modification)** | <input type="checkbox"/> Vacation (ROW) * |
| <input type="checkbox"/> Development Agreement (Modification)** | <input type="checkbox"/> Public Art / Mural | <input type="checkbox"/> Variance* |
| <input type="checkbox"/> Development Agreement (Termination)* | <input type="checkbox"/> Rezone* (Zoning Map Amendment) | <input type="checkbox"/> Zoning Ordinance Text Amendment* |
| <input type="checkbox"/> Home Occupation Permit (New) | <input type="checkbox"/> Signs ¹ | |
| <input type="checkbox"/> Home Occupation Permit (Renewal) | <input type="checkbox"/> Special Use Permit (New)* | |
| <input type="checkbox"/> Lot Line / Boundary Line Adjustment | <input type="checkbox"/> Special Use Permit (Modification)** | |

Footnotes:

¹Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

²Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules indicate the requirement for Administrative Development Review.

II. General Project / Site Information

Project or Development Name: <i>(for business licensing, use business name)</i>						
Site Address(s): <i>Upload separate attached sheet if more than six (6) site addresses</i>						
Suite #s:						
Parcel #s:						
Total Acres:						
Prior Use of Property:						
Proposed Use of Property:						
Current Zoning of Subject Parcel(s): <i>(check all that apply)</i>	<input type="checkbox"/> RS-1	<input type="checkbox"/> C-1	<input type="checkbox"/> M-1	<input type="checkbox"/> D-CC	<input type="checkbox"/> A-D	<input type="checkbox"/> Property in County
	<input type="checkbox"/> RS-2	<input type="checkbox"/> C-2	<input type="checkbox"/> M-2	<input type="checkbox"/> C-CB	<input type="checkbox"/> C-D	
	<input type="checkbox"/> -1	<input type="checkbox"/> C-3	<input type="checkbox"/> I-P	<input type="checkbox"/> T-N	<input type="checkbox"/> H-D	List County Designation:
	<input type="checkbox"/> R-2	<input type="checkbox"/> C-4			<input type="checkbox"/> P-D	
	<input type="checkbox"/> R-3	<input type="checkbox"/> H-C				<div style="border: 1px solid black; width: 100px; height: 20px; margin: 0 auto;"></div>

Proposed Zoning of Subject Parcel(s): <i>(check all that apply)</i>	<input type="checkbox"/> No Change	<input type="checkbox"/> C-1	<input type="checkbox"/> M-1	<input type="checkbox"/> D-CC	<input type="checkbox"/> A-D
	<input type="checkbox"/> RS-1	<input type="checkbox"/> C-2	<input type="checkbox"/> M-2	<input type="checkbox"/> C-CB	<input type="checkbox"/> C-D
	<input type="checkbox"/> RS-2	<input type="checkbox"/> C-3	<input type="checkbox"/> I-P	<input type="checkbox"/> T-N	<input type="checkbox"/> H-D
	<input type="checkbox"/> R-1	<input type="checkbox"/> C-4			<input type="checkbox"/> P-D
	<input type="checkbox"/> R-2	<input type="checkbox"/> H-C			
	<input type="checkbox"/> R-3				

Select the Overlay District for the Subject Parcel(s): <i>(check all that apply)</i>	<input type="checkbox"/> Not in Overlay Zone	<input type="checkbox"/> ED-1	<input type="checkbox"/> FP-1	<input type="checkbox"/> HD-1	<input type="checkbox"/> SO-1	<input type="checkbox"/> UD-1
	<input type="checkbox"/> APO-1			<input type="checkbox"/> HD-2	<input type="checkbox"/> SO-2	<input type="checkbox"/> UD-2
	<input type="checkbox"/> APO-2			<input type="checkbox"/> HD-3	<input type="checkbox"/> SO-3	<input type="checkbox"/> UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): <i>(check all that apply)</i>	<input type="checkbox"/> Neighborhood 1	<input type="checkbox"/> Downtown
	<input type="checkbox"/> Neighborhood 2	<input type="checkbox"/> Mixed Use Center
	<input type="checkbox"/> Neighborhood 3	<input type="checkbox"/> Community Center
	<input type="checkbox"/> Urban Neighborhood	<input type="checkbox"/> Special Purpose

Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell Comprehensive Plan?

Yes No

III. Applicant Information

Note: If applicant is an LLC, proof of authorized signer will be required from the Secretary of State.

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: **Email:**

Email Address:

Applicants Relationship to Property Owner: Property Owner Authorized Agent/Representative
 Purchaser Petitioner *(vacation requests only)*

IV. Property Owners' Information *(if different from applicant)*

Name:

Mailing Address:

Phone: Email:

V. Contractor / Developer Information *(fill out, if applicable)*

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: Email:

VI. Architect Information *(fill out, if applicable)*

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: Email:

VII. Civil Engineer / Surveyor Information *(fill out, if applicable)*

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: **Email:**

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: **Email:**

IX. Applicant Acknowledgement

- By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application; and
- I certify that I am the owner of this property, the owner's authorized agent/representative, or the petitioner (if for a vacation). If acting as an authorized agent or representative, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application; and
- I certify that failure to submit all required documents in compliance with the checklist could result in delayed acceptance, processing, and hearing date timelines; and
- I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

- Property Owner Authorized Agent / Representative Petitioner (Vacations Only)

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



SUBDIVISION PRELIMINARY PLAT CHECKLIST

The following items shall be included in any application submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I			
SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application		
Application Checklist	Copy of completed, signed and dated checklist		
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application		
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property		
Legal Description of Property	Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.		
Neighborhood Meeting Information	The verification shall include: <ul style="list-style-type: none"> A copy of the letter mailed by the applicant (<i>Min. 15 days prior to meeting</i>) A copy of the 500' mailing list indicating all notified owners, residents and associations A copy of the sign-up sheet from the meeting, with your signature <i>Note: Neighborhood meetings must have been held within four (4) months of application submission.</i>		
Photographs	Photographs of existing site conditions		
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.		
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.		
Site Plan (Scaled)	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.		
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in Section II below		
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in Section III below		



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SECTION II

PRELIMINARY PLAT CONTENT		Applicant	Staff
Plans to Scale	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").		
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: <ul style="list-style-type: none"> Said name shall be approved by the City Mapping Department and shall not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County; Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. (Ord. 3374, 12-6-2021) 		
Contact Information	Name, address and phone number of property owner(s), subdivider, engineer, planner, and surveyor who prepared the plat, and any other professional persons involved in the subdivision.		
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.		
Vicinity Map (Scaled)	Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.		
Topography	Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.		
Existing Water	Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.		
Streets and other Important Features	Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.		
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.		
Table Schedule <i>(see attached example)</i>	Table Schedule of: <ul style="list-style-type: none"> Existing zoning classification of the tract with any requested zoning changes. Total acreage of the entire subdivision Total number of buildable lots by land use type. Total number of common lots. Total gross acreage Average buildable lot size Dwelling units per gross acre. 		



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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Subdivision Boundary	The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.		
Public dedications of rights of way or easements	Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.		
Names, Addresses, and Tax Parcel Numbers	Names, addresses and tax parcel numbers for all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.		
Utilities	Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.		
Proposed Street Layout	Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties.		
Lot Dimensions	Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.		
Land Use and Zoning Classification (Each Area)	If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.		
Special Development Areas	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: <ul style="list-style-type: none"> • Hillside • Floodplain 		
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.		
Access and Approaches	Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.		
Proposed Utility Methods	(A) Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (B) Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (C) Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal. (D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.		



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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Acknowledgement	Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.		

SECTION III

LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
Plan Preparation	Landscaping plans shall be prepared by a landscape architect, a landscape designer or a qualified nursery person; Landscape plans shall be stamped by a licensed landscape architect.		
Plan Size	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')		
Streets, Setbacks and Easements	Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements		
Sight Visibility Triangles	Show and label all sign visibility triangles.		
Storm Water Facilities and Berms	Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping		
Off-Street Parking & Bicycle Parking	<ul style="list-style-type: none"> A note listing the required number of parking spaces and bicycle parking spaces. A note listing the provided number of parking spaces and bicycle parking spaces. The provided number of parking spaces and bicycle parking spaces shall equal or exceed the required number of parking spaces and bicycle parking spaces. Circulation area required to serve the parking spaces with typical dimensions. 		
Existing Trees and/or Shrubs	Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.		
Existing and Proposed Structures	Location of all existing and proposed structures and a note of whether or not the existing structures will remain		
Pathways	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts: <ul style="list-style-type: none"> Micro Pathways Major Pathways Public Pathways Regional Pathways Indian Creek Corridor Pathways (if applicable) 		
Open Space Exhibit	All open space clearly delineated using colored shading so it is readily identifiable. The open space exhibit shall contain a table identifying: <ul style="list-style-type: none"> The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project 		
Public Amenities	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)		



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LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
School Bus Stops	Location of school bus stop areas within a common lot or common easement		
Public Transit Stops	Location of any public transit		
Street Landscape Buffers	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.		
Landscape Buffers Between Land Uses	Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.		
Parking Lot Landscaping	Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed		
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping		
Fencing	Location, height, color, and materials for all existing or proposed fencing		
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.		
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.		

SECTION IV

GENERAL PROJECT INFORMATION	
Type of land uses within subdivision:	Residential only <input checked="" type="checkbox"/> Commercial only Industrial only Mixed-use (<i>mix of residential and non-residential uses</i>)
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <i>If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will the subdivision be phased?	Yes <input checked="" type="checkbox"/> No If yes, how many phases are proposed? 2
Development timeline for full build out?	Phase #1 - June 2027 Phase #2 - December 2028

LAND USE AND ZONING INFORMATION			
	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)			
Proposed (Subject Property)			
North of Site			
South of Site			
East of Site			
West of Site			



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PROJECT SPECIFIC INFORMATION

	Number of Lots	Acres	Percent of "Net" Acres <i>Net acreage is the total acreage minus any public streets and public rights of way</i>
Residential Lots			
Commercial Lots			
Industrial Lots			
Common Lots			

EXISTING AND PROPOSED BUILDING DATA

	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes						
Townhomes						
Two-family (<i>duplex</i>)						
Three-family residential (<i>triplex</i>)						
Four, five and six family (<i>fourplex, fiveplex, and sixplex</i>)						
Multi-family (7 or > dwelling units) in a single building						
Commercial			N/A	N/A		
Industrial			N/A	N/A		
Type of Commercial or Industrial Buildings:			Single-tenant building(s) Multi-tenant buildings			

DENSITY AND OPEN SPACE ([Comprehensive Plan](#) and [CCC 10-07-05](#))

Dwelling units per gross acre (Density):	Max. Allowed	Proposed
Total Open Space	% Required	% Proposed
Total "Qualifying" Open Space	% Required	% Proposed
Included	NOTE: Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.	



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PARKING, LOADING AND PEDESTRIAN AMENITIES ([CCC 10-02-05](#))

Description	Min. Required	Proposed
Electric vehicle parking spaces		
Off-street parking spaces		
Commercial loading spaces		
Industrial loading spaces		
Bicycle parking spaces:		
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)		
Public Amenities:	<i>Provide a description of the type of public amenities proposed:</i>	

LANDSCAPING AND PATHWAYS ([CCC Chapter 10, Article 7](#))

Landscaping: (<i>Please check all locations where landscaping will be provided</i>)	Parking lot Common areas X Street landscape buffers X Between different land uses Pathways X Around building exterior Other _____	
Major Pathways	<i>Describe location, width, and landscaping:</i>	
Micro Pathways	<i>Describe location, width, and landscaping</i>	
Public Pathways (<i>per Bicycles and Pathways Master Plan</i>)	<i>Describe location, width, landscaping, and any proposed fencing:</i>	



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STREET LANDSCAPE BUFFERS ([CCC 10-07-08](#))

Location (Enter Street Name)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)

BUFFERS BETWEEN LAND USES ([CCC 10-07-10](#))

Location (If not required, put N/A)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)
North Property Line							
South Property Line							
East Property Line							
West Property Line							

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
			Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION

Domestic Water:		Individual Domestic Well – How Many?
		Centralized Public Water System
		City Municipal Water System
		N/A
Nearest Water Line Connection: Looped from Dorman Ave & W. Linden		
Sewer (Wastewater):		Individual Septic
		City Municipal Sewer
		N/A
	Nearest Sewer Line Connection: Farmway Road	
Irrigation:		Surface
		Irrigation Well
		Pressurized
		Gravity
		N/A
	Nearest Irrigation Connection:	
Irrigation District:		



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Describe any other unique site characteristics:	
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ACKNOWLEDGEMENT

TL	I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution documents; and
TL	I acknowledge that the applicant or the applicant's representative is responsible for the physical posting of all subject sites prior to the public hearings, and for providing affidavit of proof of posting in accordance with Caldwell City Codes; and
TL	I acknowledge that the applicant or the applicant's representative IS REQUIRED to attend all public hearings for this application.

I certify this document has been acknowledged, signed and dated by the:

- Property Owner as the Applicant Property Owner's Agent / Representative

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



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REZONE CHECKLIST

The following items shall be included in the application submittal. Additional information may be required upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION 1: Filing Requirements

- All applications, checklists, plans and supporting documents must be submitted through our [Online Permit Center](#).
- Filing fees (**see Section 2 below**)
- PDF Documents shall be formatted in accordance with **Section 5** below.
- All documents shall follow the [naming conventions as shown here](#).

SECTION 2: Filing Fees

Refer to the Department fee list for most current fees.

- Application / Permit fees. Fees will be required to be paid once the application has been submitted and received by the department.

SECTION 3: Submittal Documents

The items listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

- Master Land Use Application.** Copy of a completed and signed master land use application.
- Application Checklist.** Copy of a completed and signed application checklist
- Copy of Deeds or Proof of Ownership.** If the owner is a corporation or LLC, proof of the representative or agent for the LLC or corporation will be required.
- Property Owner Acknowledgement.** Signed [Property Owner Acknowledgement form](#) (if applicable)
- Neighborhood Meeting Information**, including:
 - A copy of the letter sent to all owners, residents and associations within 500' of the property boundary
 - A copy of the 500' mailing list
 - A copy of the sign-in sheet, with your signature for certification



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- Legal Description and Exhibit.** Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be stamped and certified by a land surveyor registered to the State of Idaho and shall be accompanied by an exhibit stamped and certified by a land surveyor registered in the State of Idaho. For multiple parcels with different zoning designations, the legal descriptions and exhibit shall indicate the area for each zone, along with the acreage and boundaries.

- Location / Vicinity Map.** Showing the boundaries of the subject property with relation to nearby roadways and landmarks.

- Project Narrative.** A detailed project narrative addressing the following:
 - Description of overall proposed rezone and future development plan.
 - Description of compliance with the City’s Comprehensive Plan and Vision and compliance with zoning ordinances.
 - Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts.

- Conceptual Development Plan** (If the rezone request is not associated with a special use permit, planned unit development or subdivision plat request).

SECTION 4: Project Specific Details

Fill in all the information below that is applicable to the project being proposed.

SUBJECT SITE LAND USE AND LAND USE INFORMATION	
Existing Zoning Designation:	R-1
Proposed Zoning Designation:	R-2
Existing City Comprehensive Plan Future Land Use Designation:	Neighborhood 2
Existing Land Use:	Single Family Residential
Proposed Land Use:	Single Family Residential



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School Districts Serving this Location:	<input type="checkbox"/>	Vallivue School District
	<input type="checkbox"/>	Nampa School District

CRITERIA FOR REZONE REQUEST
<i>Please answer all of the questions below.</i>
Please explain how the proposed zoning map amendment is consistent with the comprehensive plan's land use map, and the plan's established goals, objectives, and policies? Indicate which goals, objectives and policies it meets.
<p>The goals of the Caldwell Comprehensive Plan will be put into effect with this application. This is infill development, proposing to develop an enclave of City property with services immediately available and meeting the need for additional housing: Chapter 6 – Goal 3.2 Promote infill housing developments to maximize existing infrastructure and slow the loss of open space.</p> <p>The Application also address the Neighborhood 2 recommended Design Characteristic in the Comprehensive Plan and the single-family residences are consistent with the adjacent 1-2 story residences in the neighborhood and will blend with the existing homes seamlessly.</p> <p>Neighborhood 2 contains a diverse mix of uses. Where uses or intensity of uses change, efforts to blend building scales should be made to avoid abrupt changes in height and building size. Comp. Plan p. 24-25.</p> <p>The proposed project also meets the goal of connecting existing streets in the City, as the Project will extend the existing Quail Meadow Loop through to the Project. 1.4 Connect residential development with existing streets and require future connection to the City's planned system.</p> <p>The proposed project will connect the existing residential development to the east, providing increased traffic connectivity. Based on the size of the proposed development, a traffic study is not required or warranted.</p> <p>The following additional goals and policies are met with the proposed Project: Chapter 3, Sections 1.1, 1.2, 1.3, 1.4, 2.2, 2.4, 4.2, 4.4, 5.1, 6.1, 6.2, 6.3 & 6.4; Chapter 4, Section 1.3 & Chapter 6, Section. 3.2.</p>
Please explain how the proposed map amendment is consistent with the purpose statement of the proposed zoning district as specified in Caldwell City Code.



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The proposed Project (with R-2 zoning), will not result in any demonstrable adverse impacts on the delivery of services by the City of Caldwell or any taxing entities or providers of any utilities.

The future land use map in the Comprehensive Plan indicates that the Property should be developed as a Neighborhood 2 project, which the Applicant is requesting. The proposed zoning change is consistent with the goals and policies of the Comprehensive Plan, which encourages a range of housing types, efficient use of land, and orderly growth within the City's urbanized area. Allowing R-2 zoning supports housing diversity while maintaining compatibility with existing neighborhoods.

The proposed R-2 zoning is consistent with the make-up of the surrounding neighborhoods, which are predominately residential with lots as small as .14 acres, notably within the Manchester Park neighborhood.

The proposed Project would be R2, which would blend with the existing developed properties in the surrounding R1 zoning predominately made up of low-density housing. The proposed Project fronts Farmway Road, which would be conducive to the R2 zoning. The proposed change in zoning from R-1 (Low Density Residential) to R-2 (Medium Density Residential) will not create significant adverse impacts to surrounding properties or the neighborhood. The R-2 zoning district allows for modestly increased residential density while maintaining a scale, character, and intensity that remains compatible with existing residential development patterns in the area.

While R-2 zoning permits a higher density than R-1, it remains a residential designation intended for neighborhoods that transition between single-family and lower-intensity multi-family housing. The allowable uses, building heights, setbacks, and lot coverage standards under R-2 zoning are designed to ensure development remains consistent with surrounding residential uses. Any future development will be required to comply with these standards, preventing excessive bulk, height, or massing that could adversely affect adjacent properties.

This Project does not call for any spot zoning.

Please explain how the intensity of development in the new zoning district will not create significant adverse impacts to surrounding properties or the neighborhood or explain the impacts and how the impacts are proposed to be mitigated.

The proposed Project (with R-2 zoning), will not result in any demonstrable adverse impacts on the delivery of services by the City of Caldwell or any taxing entities or providers of any utilities.

The proposed change in zoning from R-1 (Low Density Residential) to R-2 (Medium Density Residential) will not create significant adverse impacts to surrounding properties or the neighborhood. The R-2 zoning district allows for modestly increased residential density while maintaining a scale, character, and intensity that remains compatible with existing residential development patterns in the area.

Will adequate public facilities exist, or be provided, to serve all uses allowed on this property under the proposed zone? Please explain.

Covington Square Subdivision is adequately served with all public services and utilities. A summary of each service is available below:
•Sewer: The Project will be served by City of Caldwell Sewer via the existing 36-inch sewer stub on Farmway Road. The Developer has confirmed with the City that adequate capacity exists to serve the Project. The sewer will connect to an existing stub off Farmway road directly into this property.
•Domestic Water: Water service is available from the City of Caldwell via existing water mains on Dorman Ave. (12 inch main) to the Property. The Applicant discussed the water services with City staff during the roundtable discussion and the City has adequate capacity to serve the Project once the City completes the new wells constructed by the City (Wells in Zones 2 and 3 (Wells 20, 22, 23, and 24) are anticipated to come on in second quarter of FY 2026).



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It is anticipated that all on site water mains will need to be looped into existing mains for fire flow and water quality purposes. Internal main sizing and construction plan approval will be dependent upon the availability of fire flow. Each buildable lot/building will be supplied with potable water.

- Irrigation: Gravity irrigation is provided by Pioneer Irrigation District via the Phyllis Canal. A pump station will be constructed onsite for pressure irrigation service with the review and appropriate permitting/license agreement process. Potable water will not be used for irrigation.
- Schools: The Project is in the Caldwell School District. It is anticipated there will be no impact on the capacity of the Caldwell School District. For informational purposes, Woodrow Wilson Elementary School, Jefferson Middle School, and Caldwell Senior High School would be served by the residents of the Project.
- Fire: The project is approximately 2.2 miles from Fire Station #2 and wholly within the Caldwell Fire response time goal of 5 minutes. The Project will be served by a public road (Quail Meadow Loop) with emergency fire access provided off Farmway Road (which will be emergency access only with no parking allowed on the emergency fire lane).
- Police: The project is approximately 2.9 miles from Caldwell Police Department Headquarters and will have a response time to an emergency within 5 minutes or less.
- Stormwater: Stormwater drainage will be on site.
- Traffic study: Based on the size of the proposed development and anticipated trips generated, a traffic is not required.
- Parking: Parking for residents will be provided by attached garages for the residences and street parking for the development guests and visitors.
- Pedestrian Connection: The Applicant is proposing curbs and gutters along Linden Street, Dorman Avenue, and Quail Cove Loop. Full frontage half street improvements are anticipated to be completed to all classified roads adjacent to the proposed project (Linden Street, Dorman Avenue, and Quail Cove Loop) in accordance with all City of Caldwell standards and specifications improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, spare communication conduit along classified roadways, storm drainage facilities, etc. Improvements for Farmway will be consistent with the requirements for the Farmway Road Corridor. It is anticipated that Applicant will coordinate with the Idaho Transportation Department and Highway District No. 4 to integrate street improvements with the development of the Project. The subdivision will be accessed from Dorman Avenue and will proceed through the Property through Quail Meadow Loop. The newly constructed road will be a local street and will be designed and constructed to the City of Caldwell's standards. The common area lots at the entrances to the subdivision will be

SECTION 5: PDF Formatting Requirements

Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for your project.

Layers: No multiple layers. Layers must be merged or flattened.

Format: Vector-based files are preferred given the ability to scale these files.

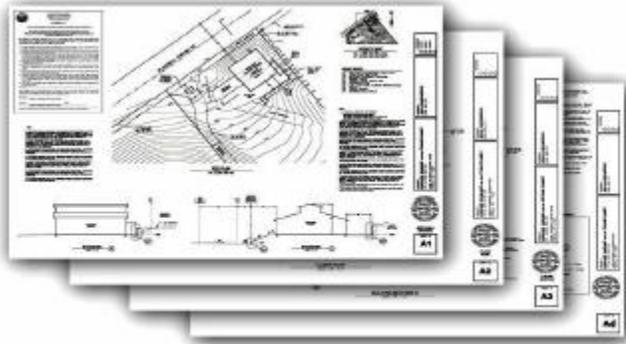
Resolution: Min. of 300 pixels per inch (PPI)

Grouping: Multiple sheet PDF (single file with multiple sheets)



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plans.pdf (multiple sheets)

✓ **Correct**

Labeling: Each sheet of the plans must be labeled with the project name, contractor, and address of the subject site.

SECTION 6: Applicant Acknowledgement

- I acknowledge that all items on the checklist are included in the submittal package and that all documents have been named accordingly and submitted as single-sided, high-resolution pdf documents; and
- I acknowledge that I, the applicant, or my representative is responsible to attend all public hearings; and
- I acknowledge that applications are not deemed complete until the application has been submitted, all fees have been paid, and the application has been deemed accepted after completion of the prescreening process. This could impact neighborhood meeting deadlines and scheduling of public hearing dates.
- I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and
- I certify I am the:



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Property Owner as the Applicant Property Owner's Agent / Representative

Tiffany Llanos

12/18/25

Applicant / Applicant's Representative Printed Name

Date

Tiffany Llanos

Applicant / Applicant's Representative Signature



INVOICE

Permit #: DEV25-000010
Address: 0 W LINDEN ST

Fee	Account Code	Amount
P&Z Fees - Development Agreement (Modification)	10335	1,103.00
TOTAL	◆	1,103.00



INVOICE

Permit #: SPP25-000019
 Address: 0 W LINDEN ST

Fee	Account Code	Amount
P&Z Fees - Preliminary Plat (Base Fee)	10180	2,688.00
P&Z Fees - Preliminary Plat (Add'l Fee of \$20.00 per lot, to include common lots)	10180	1,640.00
Fire Fees - Preliminary Plat (Base Fee)	12512	254.10
Fire Fees - Preliminary Plat (Add'l Fee of \$1.35 per lot to include common lots)	12512	110.70
Eng Fees - Preliminary Plat (Base Fee)	12511	708.37
Eng Fees - Preliminary Plat (Add'l Fee of \$23.61 per lot to include common lots)	12511	1,936.02
P&Z Fees - Application Prescreening	10216	50.00
TOTAL	◆	7,387.19



INVOICE

Permit #: ZON25-000008
 Address: 0 W LINDEN ST

Fee	Account Code	Amount
P&Z Fees - Rezone - 2 acres and More	10220	3,080.50
Fire Fees - Rezone - 50 acres or Less	22025	181.33
TOTAL	◆	3,261.83

NAME

City of Caldwell Planning and Zoning Department

RE: Proposed Development Agreement Modification, Rezone, and Preliminary Plat of Covington Square Subdivision

Dear _____:

On behalf of BST DEV, LLC (the “**Applicant**”), please find enclosed application materials related to the proposed (1) development agreement modification, (2) rezoning, and (3) preliminary plat (the “**Application**”) of a 14.98-acre parcel located on the south side of Linden Road in between Farmway Rd and Dorman Ave with parcel number R2798301000. (the “**Property**”).

The Property is currently zoned R-1 and was the subject of an approved annexation with a development agreement, recorded as Canyon County Instrument No. 2019- 037945 (the “**Annexation and Development Agreement**”). With this Application, the Applicant requests the City of Caldwell to modify the Annexation and Development Agreement consistent with this Application. Preliminary plat approval initially approved in 2019 has now expired. The City has already allowed 2 prior extensions to the deadline under the Annexation and Development Agreement. As of June 2025, the prior approval expired. The Applicant requests rezoning the Property to R-2 zoning, preliminary plat approval, and modification of the Annexation and Development Agreement to account for the rezoning and new preliminary plat.

The location of the Property is below:



North – Church / Single Family Residential
East – Single Family Residential
South – Single Family Residential
West – Single Family Residential / Farm ground (Across Farmway Road)

2. The Application

The Applicant is requesting a modification to the Annexation and Development Agreement because the agreement has expired. Additionally, the previously approved project differs from the current proposed site layout and calls for R2 zoning, which differs from the previously approved R1 zoning. In consultation with staff, the Applicant is seeking a modification of the development agreement in conjunction with the rezone request and the preliminary plat application.

The Applicant is seeking approval for an R-2 zoning designation, with a density of 4.57 units per acre. The expired Annexation and Development Agreement provided for 30 buildable lots and was zoned R-1. The Application calls for a R-2 zoning designation to allow for 70 lots – consisting of detached single-family buildable residential units, and 12 common area lots. The proposed residential lots will be for sale lots.

R-2 ZONE: The purpose of this zone is to provide areas by zoning procedures in accordance with the comprehensive plan that accommodates a larger variety of lot sizes and housing types. This includes single-family residential (including accessory dwelling units) and missing middle housing types such as townhomes, duplexes, triplexes, fourplexes, cottage courts, small scale multi-family, or mansion house apartments. Supporting or secondary land uses may include small-scale mixed-use or live/work housing types, and commercial activities and services that are generally only found at major intersections of arterial and collector roadways.

The Application calls for minimum lot size of Minimum lot size of 4492 sq/ft, with an average lot size of 5470 sq/ft. Lots are 50' for the outer lots of the Project, with 40-foot-wide lots for the interior lots, consistent with the R-2 zoning requirements. The Project provides 12.53 % qualified open space (well above the required 10%).

Covington Square Subdivision is adequately served with all public services and utilities. A summary of each service is available below.

- **Sewer:** The Project will be served by City of Caldwell Sewer via the existing 36-inch sewer stub on Farmway Road. The Developer has confirmed with the City that adequate capacity exists to serve the Project. The sewer will connect to an existing stub off Farmway road directly into this property.
- **Domestic Water:** Water service is available from the City of Caldwell via existing water mains on Dorman Ave. (12 inch main) to the Property. The Applicant discussed the water services with City staff during the roundtable discussion and the City has adequate capacity to serve the Project once the City completes the new wells constructed by the City (Wells in Zones 2 and 3 (Wells 20, 22, 23, and 24) are anticipated to come on in second quarter of FY 2026).

It is anticipated that all on site water mains will need to be looped into existing mains for fire flow and water quality purposes. Internal main sizing and construction plan approval will be dependent upon the availability of fire flow.

Each buildable lot/building will be supplied with potable water.

- **Irrigation:** Gravity irrigation is provided by Pioneer Irrigation District via the Phyllis Canal. A pump station will be constructed onsite for pressure irrigation service with the review and appropriate permitting/license agreement process. Potable water will not be used for irrigation.
- **Schools:** The Project is in the Caldwell School District. It is anticipated there will be no impact on the capacity of the Caldwell School District. For informational purposes, Woodrow Wilson Elementary School, Jefferson Middle School, and Caldwell Senior High School would be served by the residents of the Project.

Woodrow Wilson Elementary School had 450 students enrolled in 2021. In 2025, student enrollment decreased to 350 students. <https://www.idahoreportcard.org/about-us/school?schoolId=0289>

Jefferson Middle School has capacity for 900 students, with a total enrollment for 2025 at 757. https://www.idahopress.com/news/local/2cscoop/caldwell-divides-middle-schools-after-failure-of-levy/article_e5a0c2e2-3d73-11ef-9853-af92c564e69f.html

Caldwell Senior High School has seen consistent enrollment over the past 5 years – fluctuating between 1301 and 1376 students. <https://www.idahoreportcard.org/about-us/school?schoolId=0065>

Caldwell School District enrollment over the past 5 years has consistently decreased over the past several years, with enrollment district wide declining from 5216 students in 2024 to 4931 students in 2025. More detailed enrollment information can be found within the August 25, 2025 Special Board Meeting minutes.

https://www.caldwellschools.org/apps/pages/index.jsp?uREC_ID=4414186&type=d&pREC_ID=2700537

<https://docs.google.com/presentation/d/1eVg2nLhDgIR5nViox6-GZKY8CPnnSePuis7KEGSiKZY/edit?slide=id.p3#slide=id.p3>

It is anticipated that there will be sufficient capacity for any new students enrolled at schools served by any future residents within the Project.

- **Fire:** The project is approximately 2.2 miles from Fire Station #2 and wholly within the Caldwell Fire response time goal of 5 minutes.

The Project will be served by a public road (Quail Meadow Loop) with emergency fire access provided off Farmway Road (which will be emergency access only with no parking allowed on the emergency fire lane).

- **Police:** The project is approximately 2.9 miles from Caldwell Police Department Headquarters and will have a response time to an emergency within 5 minutes or less.

- **Stormwater:** Stormwater drainage will be on site.
- **Traffic study:** Based on the size of the proposed development and anticipated trips generated, a traffic is not required.
- **Parking:** Parking for residents will be provided by attached garages for the residences and street parking for the development guests and visitors.
- **Pedestrian Connection:** The Applicant is proposing curbs and gutters along Linden Street, Dorman Avenue, and Quail Cove Loop. Full frontage half street improvements are anticipated to be completed to all classified roads adjacent to the proposed project (Linden Street, Dorman Avenue, and Quail Cove Loop) in accordance with all City of Caldwell standards and specifications improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, spare communication conduit along classified roadways, storm drainage facilities, etc.

Improvements for Farmway will be consistent with the requirements for the Farmway Road Corridor. It is anticipated that Applicant will coordinate with the Idaho Transportation Department and Highway District No. 4 to integrate street improvements with the development of the Project.

The subdivision will be accessed from Dorman Avenue and will proceed through the Property through Quail Meadow Loop. The newly constructed road will be a local street and will be designed and constructed to the City of Caldwell's standards. The common area lots at the entrances to the subdivision will be landscaped and will frame the development and be welcoming and visually appealing.

3. Open Space

The Applicant is retaining more than 10% of the project in qualified open space. As you can see from the attached rendering, a community common space will be provided, suitable for a shade structure or picnic tables as well as grassy open space areas around the required drainage spaces.

4. Comprehensive Plan

The goals of the Caldwell Comprehensive Plan will be put into effect with this application. This is infill development, proposing to develop an enclave of City property with services immediately available and meeting the need for additional housing:

Chapter 6 – Goal 3.2 Promote infill housing developments to maximize existing infrastructure and slow the loss of open space.

The Application also address the Neighborhood 2 recommended Design Characteristic in the Comprehensive Plan and the single-family residences are consistent with the adjacent 1-2 story residences in the neighborhood and will blend with the existing homes seamlessly.

Neighborhood 2 contains a diverse mix of uses. Where uses or intensity of uses change, efforts to blend building scales should be made to avoid abrupt changes in height and building size.

Comp. Plan p. 24-25

The proposed project also meets the goal of connecting existing streets in the City, as the Project will extend the existing Quail Meadow Loop through to the Project.

1.4 Connect residential development with existing streets and require future connection to the City's planned system.

The proposed project will connect the existing residential development to the east, providing increased traffic connectivity. Based on the size of the proposed development, a traffic study is not required or warranted.

The following additional goals and policies are met with the proposed Project:

Chapter 3

- 1.1 Ensure new development pays for necessary improvements needed to mitigate the development's impact on infrastructure systems and services provided by the city.
- 1.2 Design local and collector streets in a manner that provides good circulation as well as connections to adjacent developments.
- 1.3 Support higher density residential development near downtown, commercial centers, mixed-use areas, and along transit corridors.
- 1.4 Connect residential developments with existing streets and require future connections to the City's planned street system.
- 2.2 Create alternative access points when developing property along principal arterial and collector roadways, to minimize direct access driveways wherever possible.
- 2.4 Enhance corridors to support multimodal transportation, including biking, walking, public transit, and car travel
- 4.2 Develop a continuous sidewalk network with enhanced crosswalks to safely connect residents to nearby destinations such as schools, parks, shopping areas, and other community amenities.
- 4.4 Close gaps in the sidewalk network to provide continuous and accessible pedestrian pathways throughout the city.
- 5.1 Develop a connected transportation system that integrates roads, pathways, and waterways to maximize biking, walking, and recreation pursuits.
- 6.1 Require access for emergency vehicles and responders in all new developments.
- 6.2 Develop new neighborhoods with proper ingress/egress for emergency vehicles, including secondary routes, adequate street widths, and turning spaces.
- 6.3 Ensure that street, parking, and driveway designs are adequately sized to accommodate the turning radius of public safety equipment.
- 6.4 Install appropriate lighting on all roadways and pathways.

Chapter 4

- 1.3 Ensure gathering places are easily accessible and well connected to surrounding neighborhoods through safe pedestrian, bike, and public transit networks.

Chapter 6

- 3.2 Promote infill housing developments to maximize existing infrastructure and slow the loss of open space.

5. Preliminary Plat Application Standards

Caldwell City Code, Chapter 11 sets for the regulations for the subdividing of land within the City and the city impact area. Chapter 11, Article 2, of the Caldwell City Code outlines the Conclusions of Law pertinent to the approval of a preliminary plat and the making of findings based on the following:

a. The plat is in compliance with "city code" as herein defined;

The proposed plat complies with the future land use map in the Comprehensive Plan, which identifies the Property as Neighborhood 2, which allows for R2 zoning.

b. The plat is consistent with the city Comprehensive Plan;

The proposed Project is consistent with the development of residential neighborhoods called for in the Neighborhood 2 designation in the Comprehensive Plan. The Project will blend seamlessly with the surrounding properties, which include a mix of low and medium density developments. The lots within the nearby Manchester Park Subdivision includes residential lots with comparable size and density.

c. Public services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision;

As addressed above, the Project will provide for all necessary public services and are adequate to accommodate the proposed Project.

d. The plat is consistent with the city transportation master plan; and

The proposed Project will be served by Farmway Road by way of Linden Street to the entrance of the Project off Dorman Avenue. Linden Street is an already developed minor arterial street. Dorman Avenue and Quail Cove Loop are local roads. As part of the development of the Project, frontage for Dorman and Linden will be improved with curbs and sidewalks. These streets are already developed. Quail Cove Loop will connect to the existing street off Dorman Avenue through the existing neighborhood, connecting these streets. The roads within the proposed Project will be local roads.

Farmway Road is a principal arterial that will not be impacted by the proposed project. But, the proposed Project will abut Farmway Road and the landscaping and sidewalks will be improved consistent with the Farmway Road Corridor design requirements dictated by ITD and Highway District No. 4.

e. The subdivision preserves natural, scenic or historic features, if applicable.

This criteria is not applicable to this Project.

6. Rezone

Idaho State Statutes Title 67, Chapter 65 Local Land Use Planning Act, and Caldwell City Code Sections 10-01-05, 10-01-07 and 10-03-03 outlines the Conclusions of Law pertinent to Comprehensive Plan and zoning ordinances changes. Before the commission recommends an amendment to the city's official zoning map and before the council approves any proposed zoning map amendment(s), the commission and the council must individually find and conclude the following:

- a. The proposed map amendment(s) do not, or will not result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services within the planning jurisdiction; and*

As noted above, the proposed Project (with R-2 zoning), will not result in any demonstrable adverse impacts on the delivery of services by the City of Caldwell or any taxing entities or providers of any utilities.

- b. The proposed map amendment(s) is, are or would be in harmony with the city's currently adopted comprehensive plan and comprehensive plan land use map; and*

The future land use map in the Comprehensive Plan indicates that the Property should be developed as a Neighborhood 2 project, which the Applicant is requesting. The proposed zoning change is consistent with the goals and policies of the Comprehensive Plan, which encourages a range of housing types, efficient use of land, and orderly growth within the City's urbanized area. Allowing R-2 zoning supports housing diversity while maintaining compatibility with existing neighborhoods.

- c. The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses; and*

The proposed R-2 zoning is consistent with the make-up of the surrounding neighborhoods, which are predominately residential with lots as small as .14 acres, notably within the Manchester Park neighborhood.

- d. The proposed map amendment(s) is, are or would make a change on the land use map of the city which would establish an area of zoning the same as or compatible with immediately adjoining districts uses; and*

The proposed Project would be R2, which would blend with the existing developed properties in the surrounding R1 zoning predominately made up of low-density housing. The proposed Project fronts Farmway Road, which would be conducive to the R2 zoning. The proposed change in zoning from R-1 (Low Density Residential) to R-2 (Medium Density Residential) will not create significant adverse impacts to surrounding properties or the neighborhood. The R-2 zoning district allows for modestly increased residential density while maintaining a scale, character, and intensity that remains compatible with existing residential development patterns in the area.

While R-2 zoning permits a higher density than R-1, it remains a residential designation intended for neighborhoods that transition between single-family and lower-intensity multi-family housing. The allowable uses, building heights, setbacks, and lot coverage standards under R-2 zoning are designed to ensure development remains consistent with surrounding residential uses. Any future development will be required to comply with these standards, preventing excessive bulk, height, or massing that could adversely affect adjacent properties.

- e. The proposed map amendment(s) is not, are not or would not create a "spot" zone (having a section of one kind of zoning surrounded by another) having no supportive basis per the adopted comprehensive land use map so as to only serve to benefit the applicant(s).*

This Project does not call for any spot zoning.

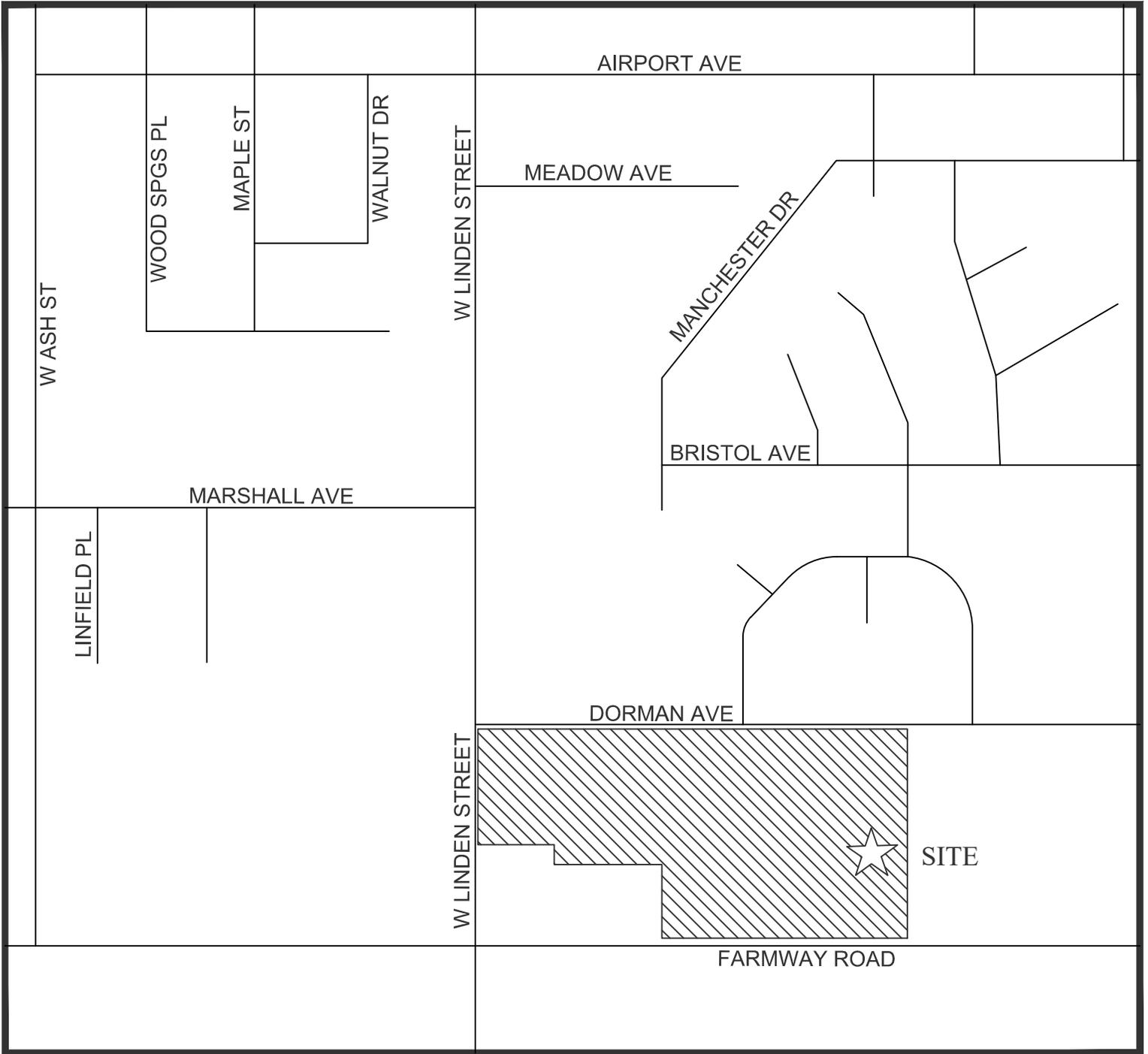
7. Development Agreement Modification

The Annexation and Development Agreement has by its terms expired. As a result, the Applicant requests a new development agreement to replace the expired Annexation and Development Agreement. A new development agreement can address the revised preliminary plat and zoning, if the City is inclined to approve the Application.

8. Conclusion

We appreciate your review of these materials and look forward to further dialogue as these Applications approach hearing.

Sincerely,



Vicinity Map

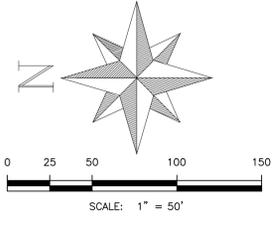
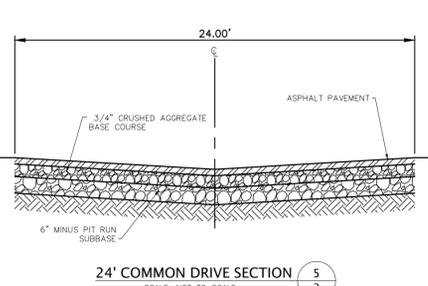
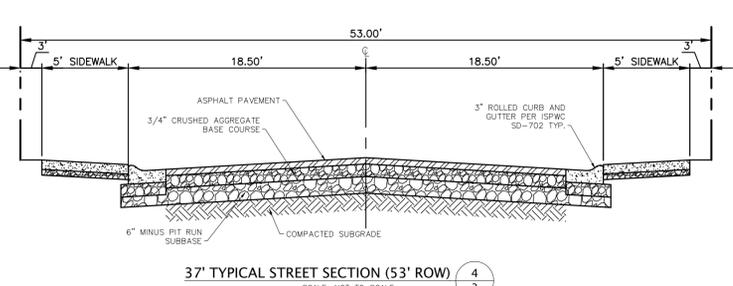
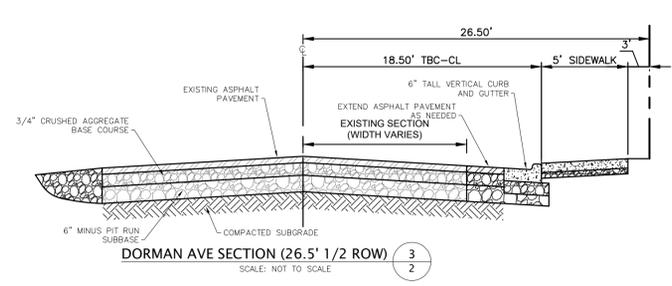
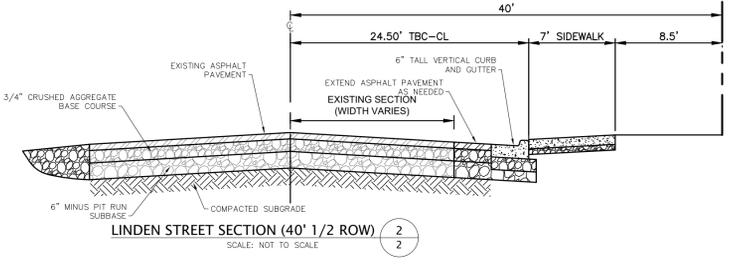
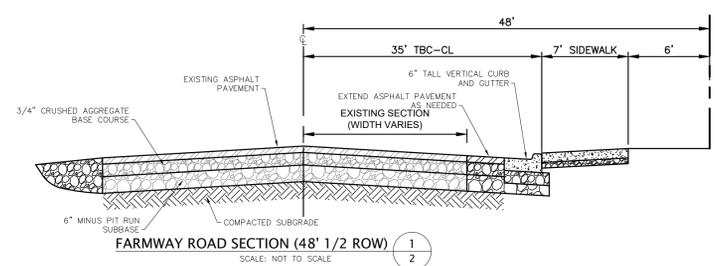
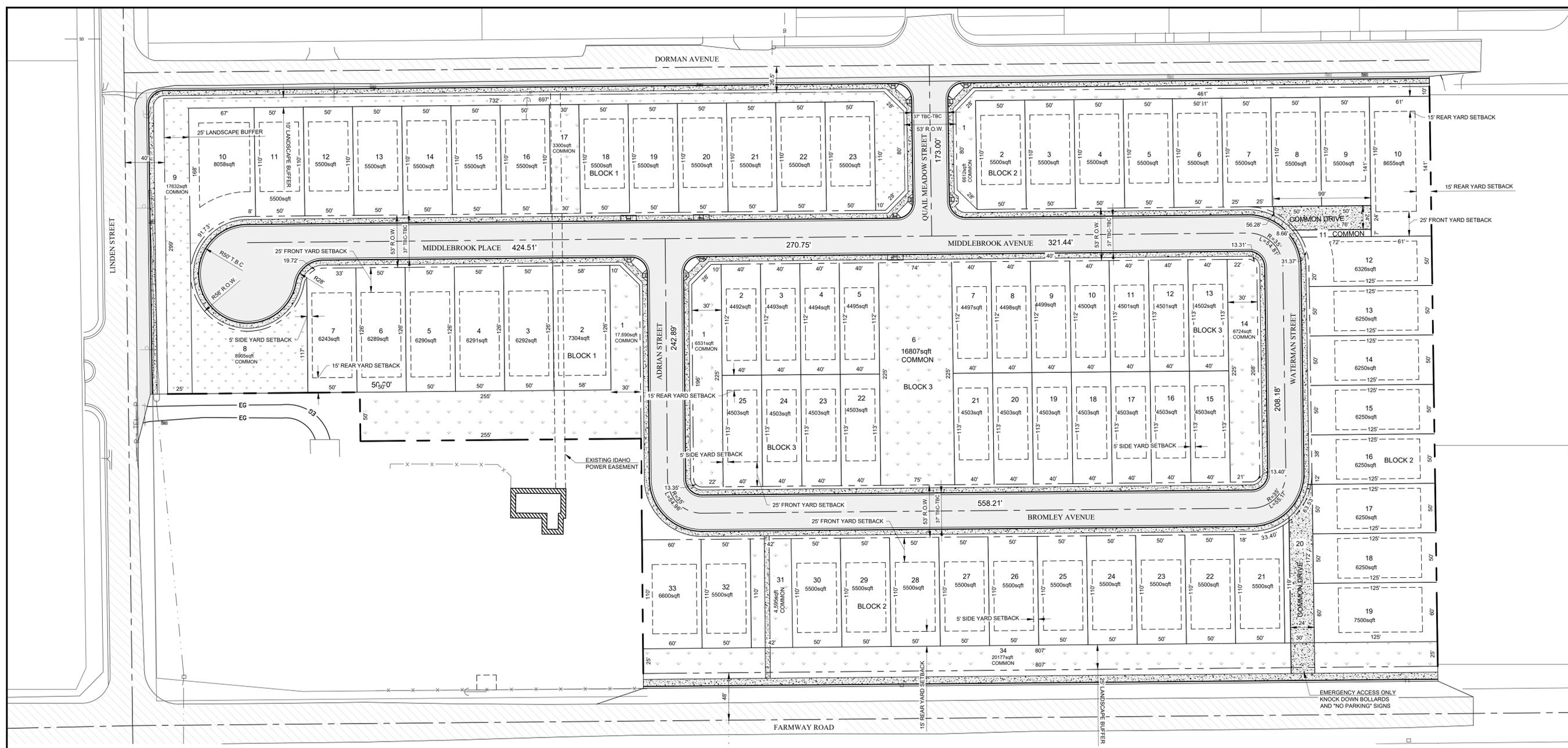
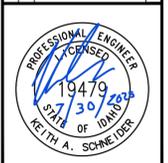
Scale: 1"=600'

BRONZE BOW

P.O. BOX 8525 BOISE, ID 83704
 JADON@BRONZEBOWLAND.COM

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS	DATE
NO.	DATE
ITEM	



PROJECT ADDRESS
 Site Address: **0 W LINDEN ST, CA**
 Parcel ID: **27983010 0**

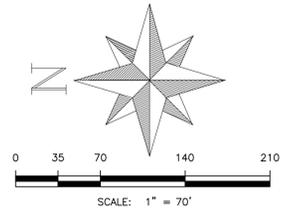
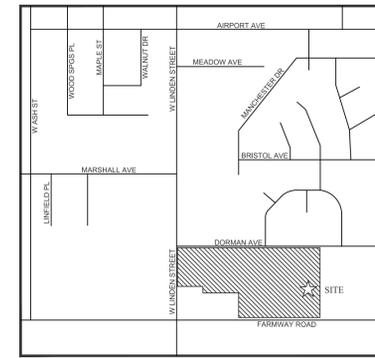
DEVELOPER
BST DEV LLC
802 NORTH ACER LOOP
SUITE 100
NAMPA IDAHO, 83687
CONTACT:
TAYLOR SCHMIDT
EMAIL: TAYLORSCHMIDT208@OUTLOOK.COM

SURVEYOR
COMPASS LAND SURVEYING
623 11TH AVENUE SOUTH
NAMPA, ID 83651
PHONE: (208) 442-0115

ENGINEER
KEITH SCHNEIDER
EMAIL: KEITH@BRONZEBOWLAND.COM
P.O. BOX 8525
BOISE, IDAHO 83707

PRELIMINARY PLAT FOR COVINGTON SQUARE

LOCATED IN A PORTION OF THE NW $\frac{1}{4}$, NW $\frac{1}{4}$ OF SECTION 33, T.4N.,R.3W., B.M.,
 CALDWELL, CANYON COUNTY, IDAHO
 JULY 2025



SITE DATA

SITE AREA = ±14.89 ACRES
 CANYON COUNTY PARCEL #27983010 0
 CURRENT LAND USE ZONE: R-1 (CANYON COUNTY)
 PROPOSED LAND USE ZONE: R-2

SINGLE-FAMILY RESIDENTIAL SETBACKS

FRONT SETBACK (GARAGE) 22 FEET
 FRONT SETBACK (LIVING) 15 FEET
 SIDE SETBACK (ATTACHED) 0 FEET
 SIDE SETBACK (DETACHED) 5 FEET
 SIDE SETBACK (STREET SIDE) 15 FEET
 REAR SETBACK 15 FEET

AREA CALCULATIONS

AVERAGE LOT SIZE 5,470 SF
 RESIDENTIAL DENSITY 4.57 DU/AC
 PROVIDED (QUALIFIED OPEN SPACE) 1.87 AC (12.53%)

NOTES

- MAINTENANCE OF THE COMMON AREAS SHALL BE BY THE COVINGTON SQUARE HOMEOWNER'S ASSOCIATION.
- ANY RESUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF CALDWELL STANDARDS FOR THE APPLICABLE ZONE, R-2.
- THE ENGINEER CERTIFIES THAT THE INFORMATION PROVIDED HAS BEEN PREPARED TO SUPPORT PRELIMINARY PLAT REVIEW AND APPROVAL AND IS NOT SUITABLE FOR CONSTRUCTION AT THIS STAGE.
- TO THE BEST OF THE PREPARER'S KNOWLEDGE, THE PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF CITY CODE.

LOT SUMMARY		
	NUMBER	AREA (AC)
DETACHED SINGLE FAMILY RESIDENTIAL	70	8.79
COMMON LOTS	12	2.64
PUBLIC RIGHT-OF-WAY (ON-SITE)	N/A	3.46
TOTAL	82	14.89

UTILITY / PUBLIC SERVICE PROVIDERS	
ELECTRICITY	IDAHO POWER
GAS	INTERMOUNTAIN GAS
TELEPHONE	CENTURY LINK/CABLE ONE
SEWER	CITY OF CALDWELL
WATER	CITY OF CALDWELL
IRRIGATION	PIONEER IRRIGATION DISTRICT
FIRE	CALDWELL FIRE DISTRICT
SCHOOL DISTRICT	CALDWELL SCHOOL DISTRICT
STREETS	CITY OF CALDWELL

PROJECT ADDRESS
 Site Address: 0 W LINDEN ST, CA
 Parcel ID: 27983010 0



LEGEND

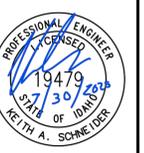
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- LOT LINE
- ROAD CENTERLINE
- ROAD RIGHT OF WAY
- CURB AND GUTTER
- MASON CREEK FEEDER EASEMENT
- EXISTING WATER LINE
- WATER MAIN
- WATER SERVICE
- EXISTING SEWER MAIN
- SEWER MAIN
- SEWER SERVICE
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- EXISTING OVERHEAD POWER
- EXISTING BURIED POWER
- EXISTING PRESSURE IRRIGATION
- PRESSURE IRRIGATION
- EXISTING ROAD SHOULDER
- EXISTING EDGE OF PAVEMENT
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- TOP OF BANK
- BOTTOM OF DITCH
- EDGE OF GRAVEL ROAD
- EXISTING FENCE LINE
- DITCH CENTERLINE
- 2540- EXISTING MAJOR CONTOUR
- 2539- EXISTING MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING ASPHALT
- ASPHALT
- CONCRETE SIDEWALK/PATH
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING SEWER MANHOLE
- SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- EXISTING WATER BLOW OFF
- WATER BLOW OFF
- WATER METER
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- WATER VALVE
- EXISTING SAND AND GREASE TRAP
- SAND AND GREASE TRAP
- EXISTING CATCH BASIN
- CATCH BASIN
- SEEPAGE BED
- LIGHT POLE
- SIGN
- 40' WIDE LOT TYPE
- 50' WIDE LOT TYPE

BRONZE BOW
 P.O. BOX 8525
 BOISE, ID 83707
 JADON@BRONZEBOWLAND.COM

COVINGTON SQUARE
COVER

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

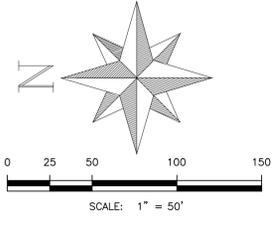
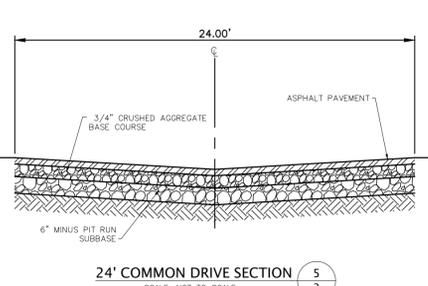
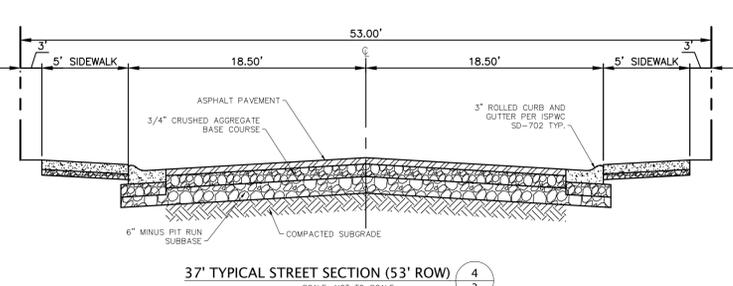
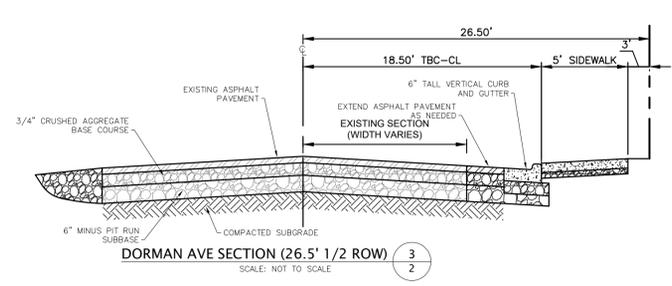
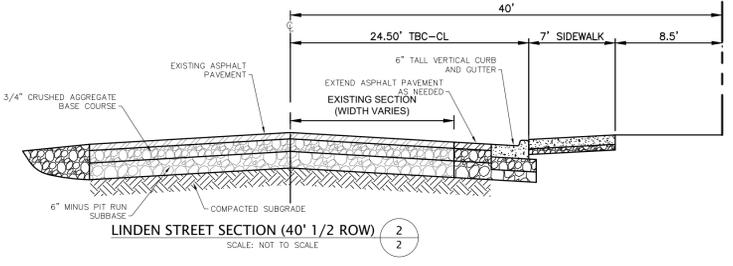
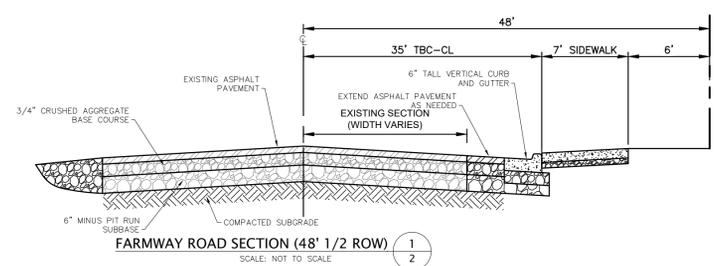
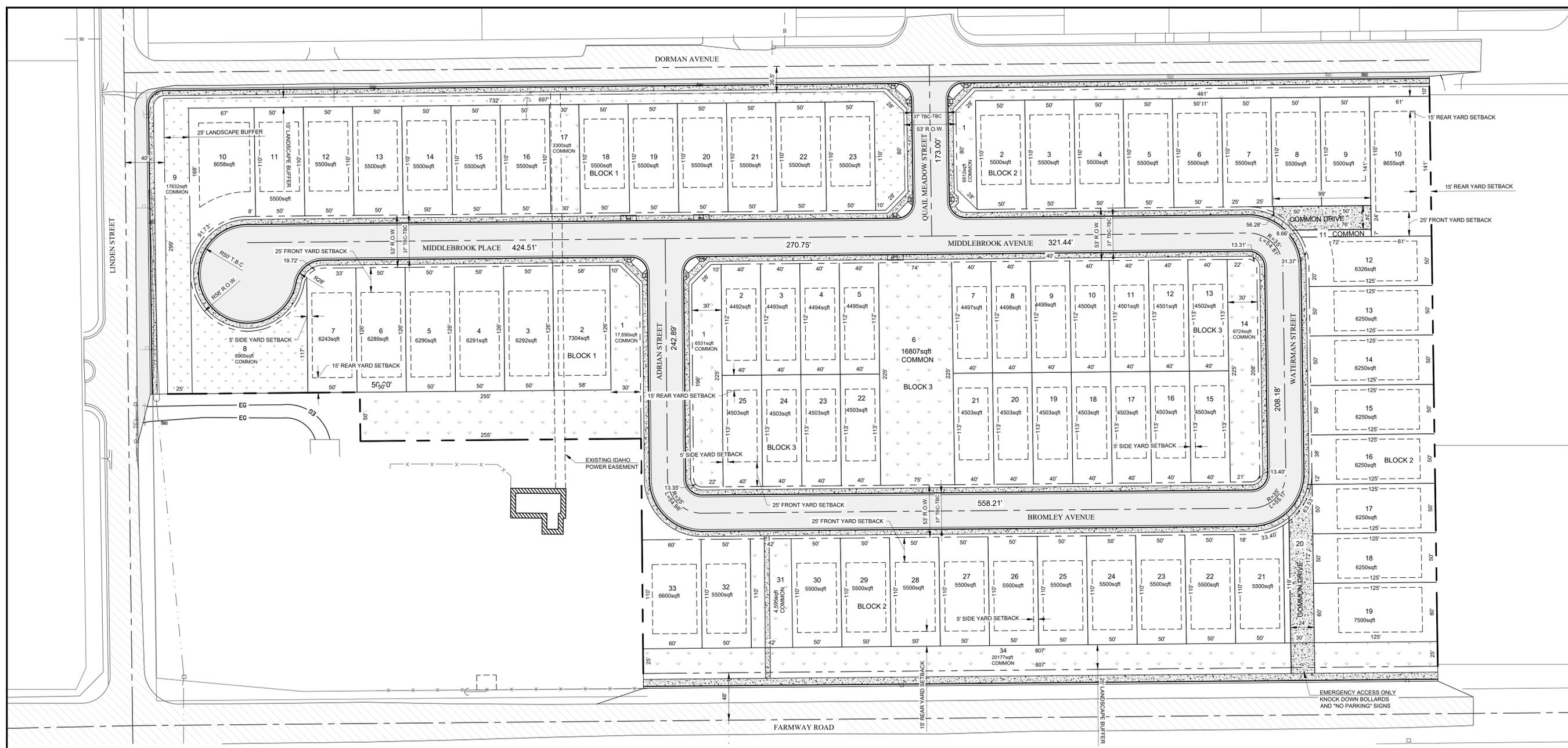
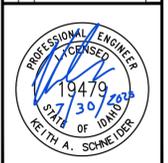
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ITEM	



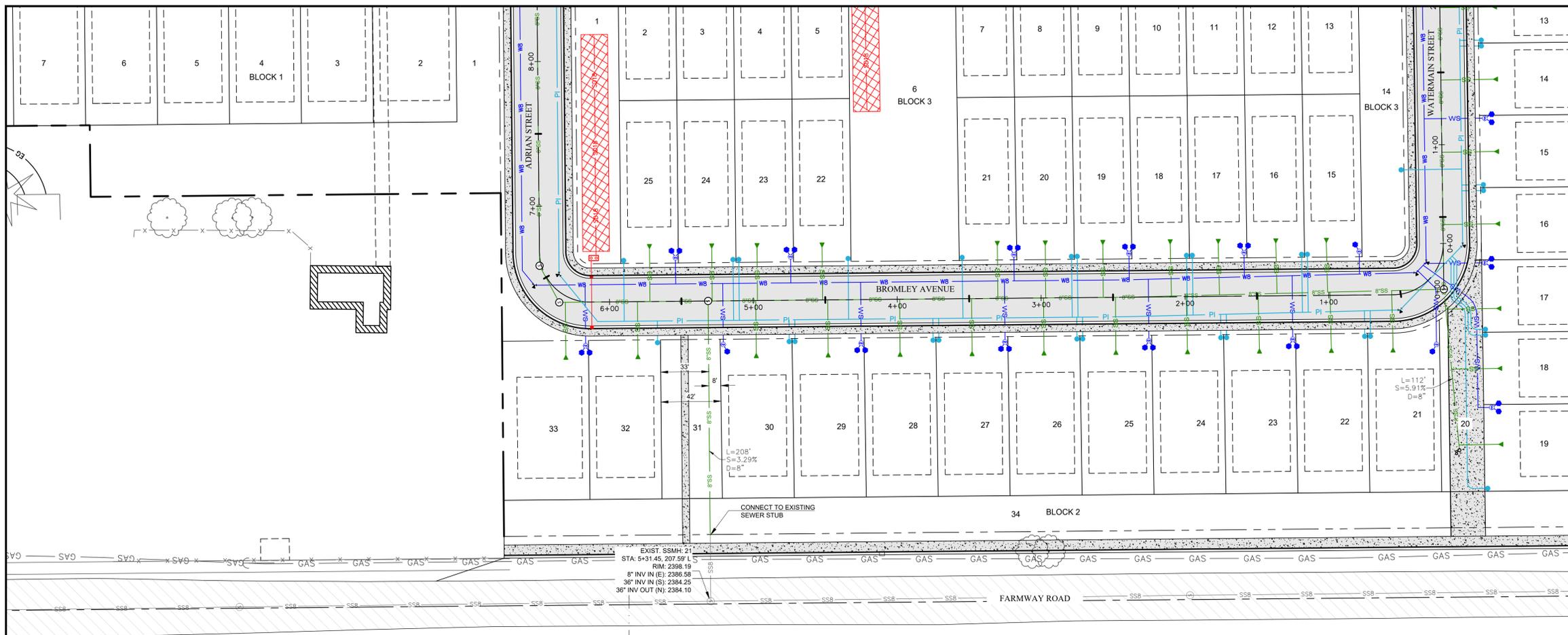
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DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

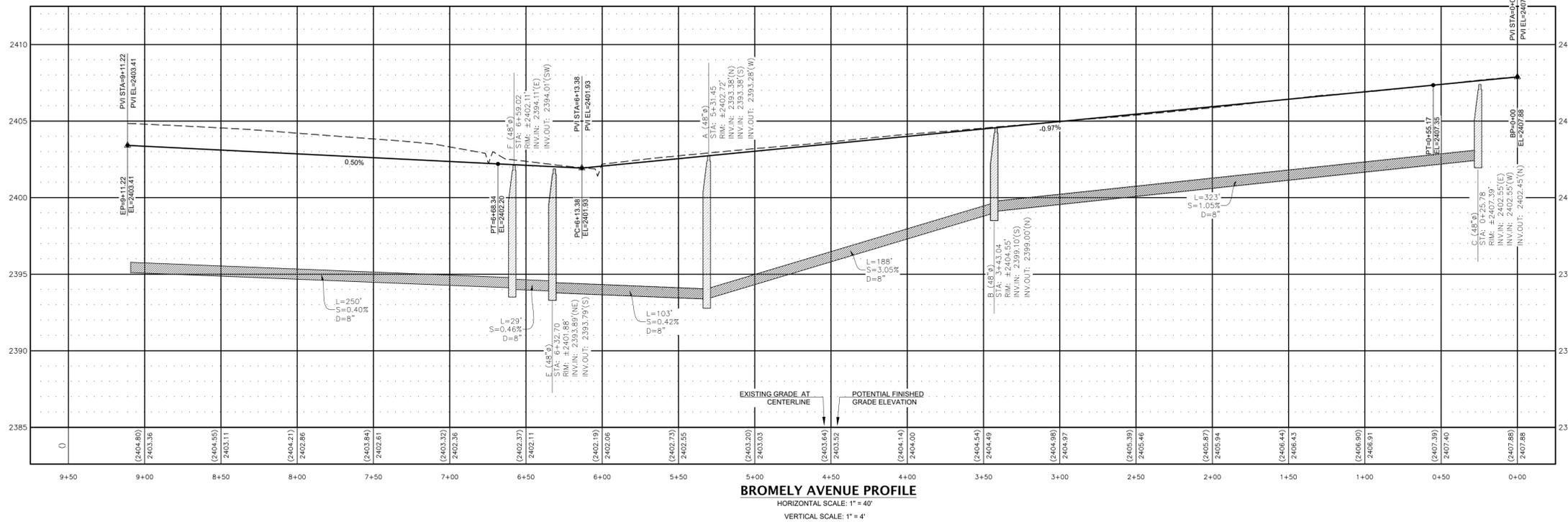
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NO.	DATE
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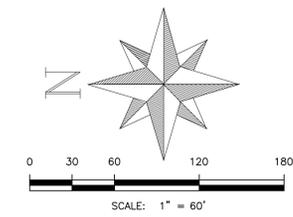
PROJECT ADDRESS
 Site Address: **0 W LINDEN ST, CA**
 Parcel ID: **27983010 0**



BROMLEY AVENUE PLAN VIEW



BROMLEY AVENUE PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

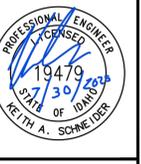


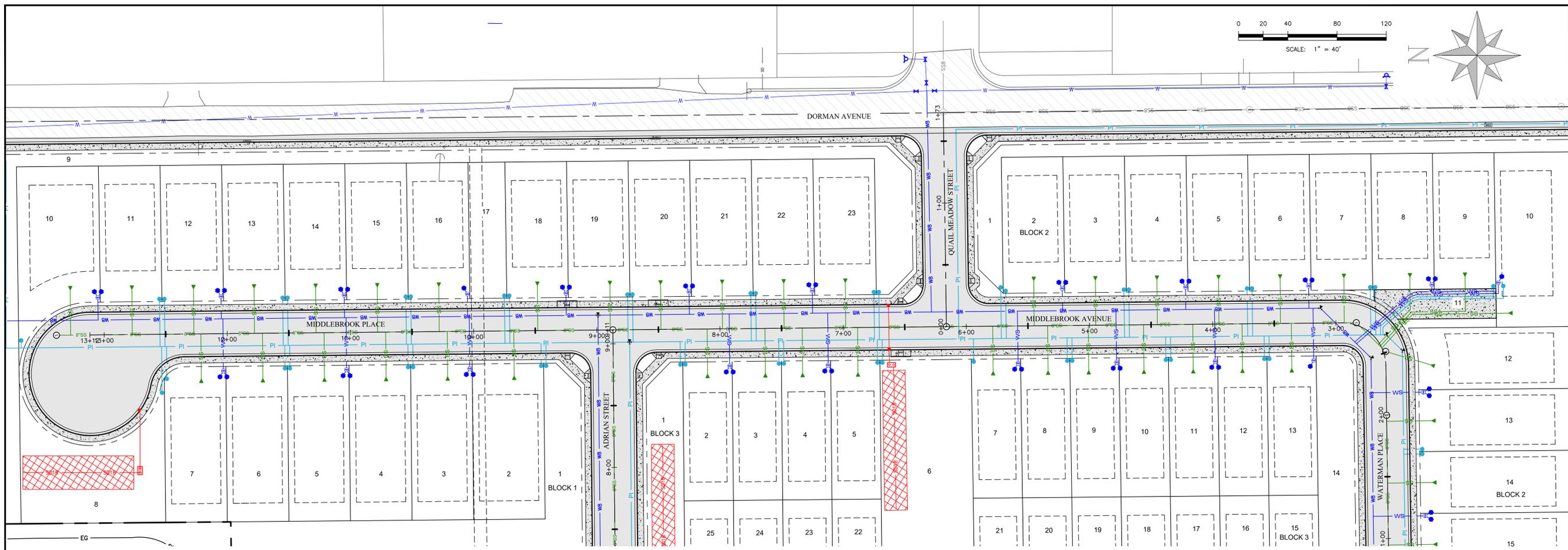
PRELIMINARY PLAT DATA

- 11-02-02-C-25. SPECIAL DEVELOPMENT AREAS: THERE ARE NO SPECIAL DEVELOPMENT AREAS LOCATED WITHIN THE SUBDIVISION BOUNDARY.
- 11-02-02-C-27. THE SUBDIVISION APPROACH OF QUAIL MEADOW LOOP TO DORMAN AVENUE IS PROPOSED AS FULL ACCESSES.
- 11-02-02-C-28A. SEWER DISPOSAL: THIS SUBDIVISION WILL BE SERVED BY GRAVITY SEWER THAT WILL TIE INTO THE CITY OF CALDWELL SANITARY DISPOSAL SYSTEM. THE CITY OF CALDWELL WILL OWN THE SANITARY SEWER MAINS UPON FINAL ACCEPTANCE.
- 11-02-02-C-28B. WATER SUPPLY: WATER MAINS WILL BE LOOPED THROUGH THE SITE TO CONNECT TO THE CALDWELL DOMESTIC WATER SUPPLY. THE CITY OF CALDWELL WILL OWN AND MAINTAIN THE WATER MAINS UPON FINAL ACCEPTANCE.
- 11-02-02-C-28C. STORMWATER DISPOSAL: STORMWATER DISPOSAL FOR THE PUBLIC STREETS WILL OCCUR THROUGH THE USE OF SHALLOW INFILTRATION SWALES OR SUBSURFACE SEEPAGE BEDS. AN EASEMENT WILL BE PROVIDED TO THE CITY FOR OWNERSHIP AND MAINTENANCE OF THE STORM SYSTEMS SERVING THE PUBLIC STREETS.
- 11-02-02-C-28D. IRRIGATION SYSTEM: A PRESSURE IRRIGATION PUMP STATION WILL BE INSTALLED OR THE DEVELOPER WILL CONNECT TO AN EXISTING SYSTEM. AT THE CITY'S DISCRETION, OWNERSHIP AND MAINTENANCE OF THE PUMP STATION AND PRESSURE IRRIGATION MAINLINES WILL BE TRANSFERRED TO THE CALDWELL MUNICIPAL IRRIGATION DISTRICT (CMD).

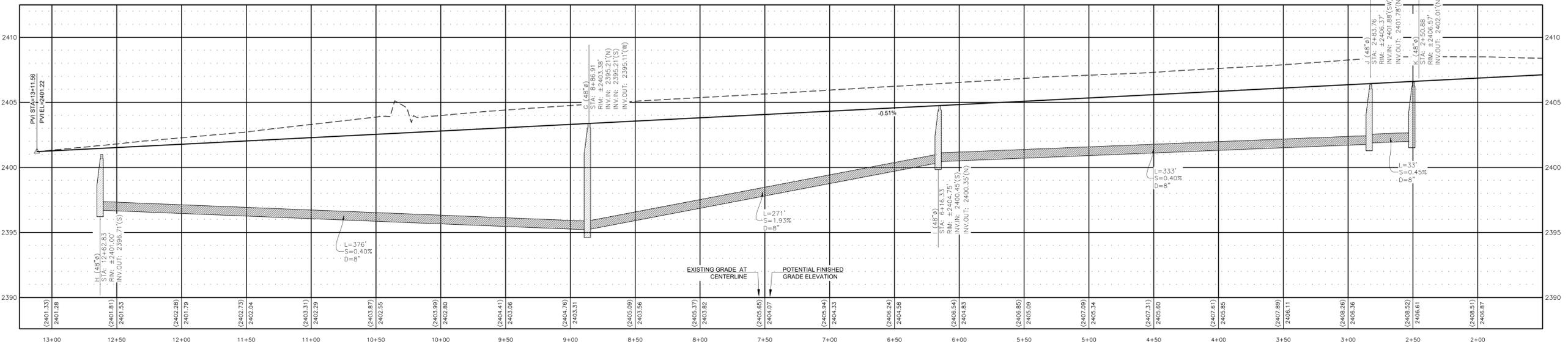
DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

NO.	PROJECT REVISIONS ITEM	DATE





MIDDLEBROOK PLACE/AVENUE PLAN VIEW

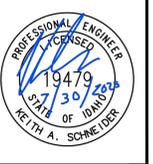


MIDDLEBROOK PLACE/AVENUE PROFILE

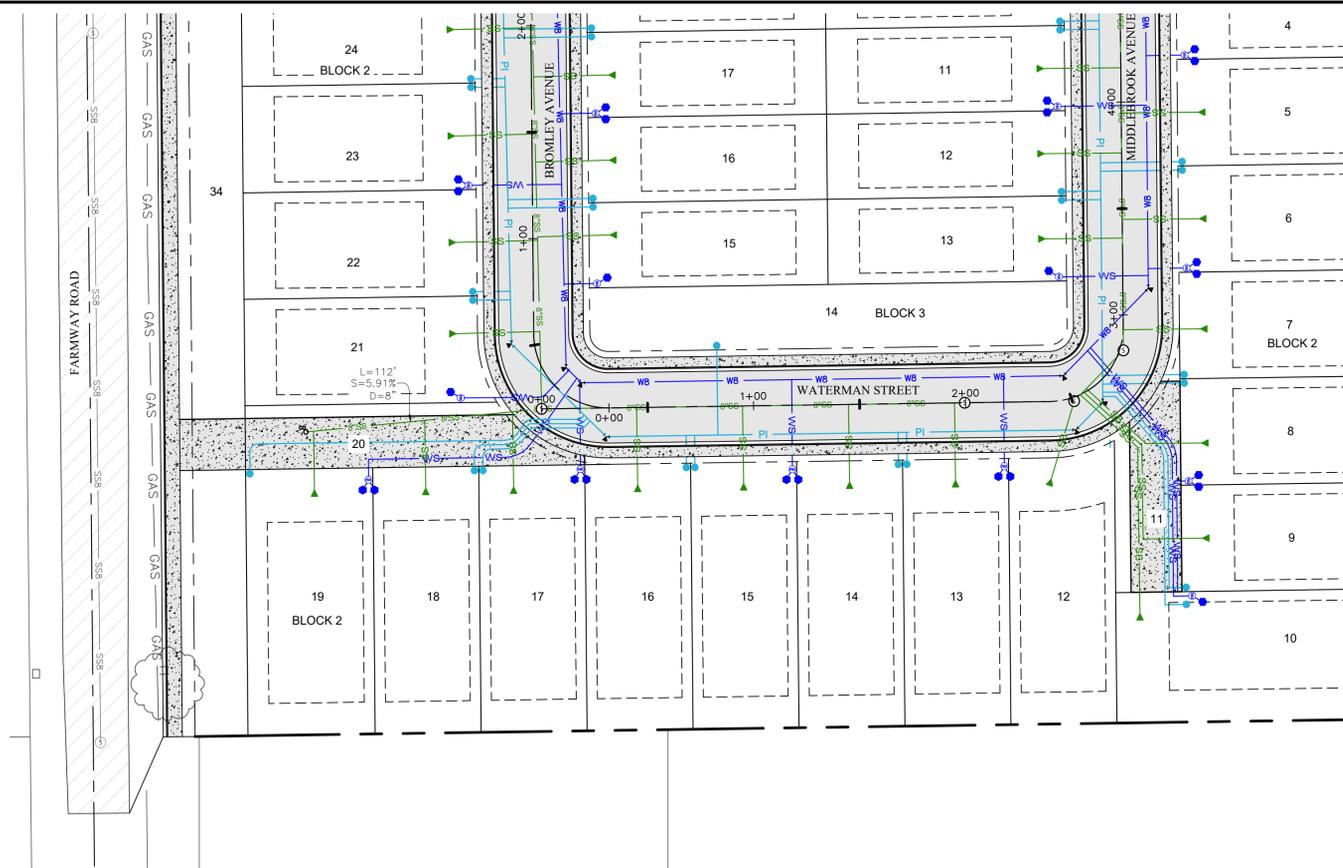
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

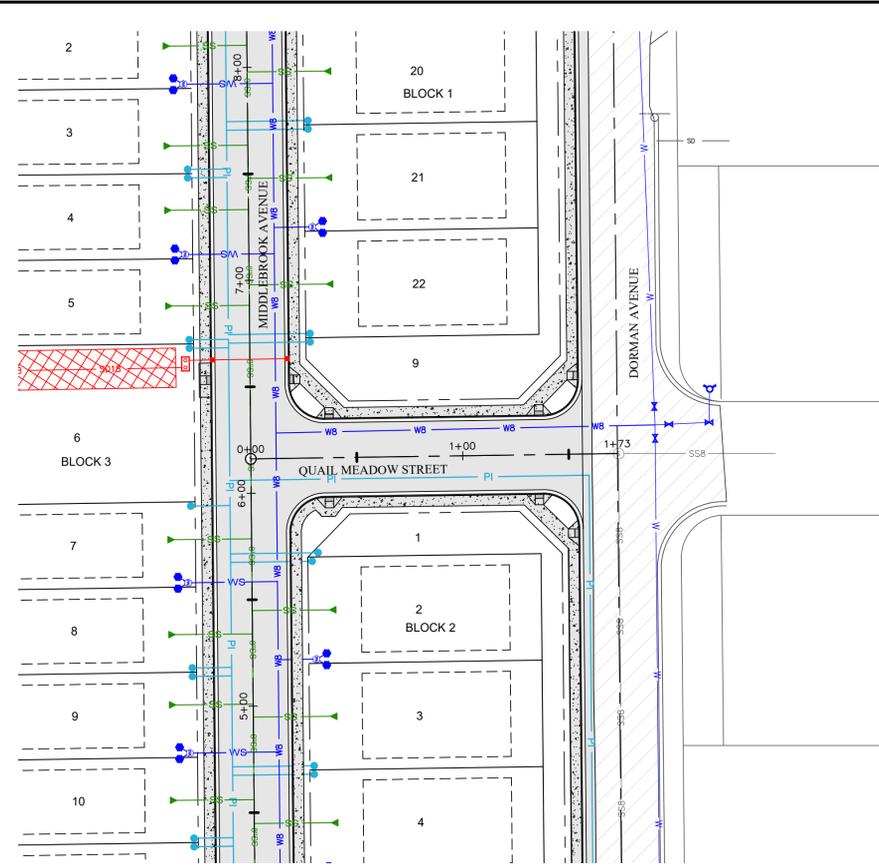
NO.	DATE	PROJECT REVISIONS	ITEM



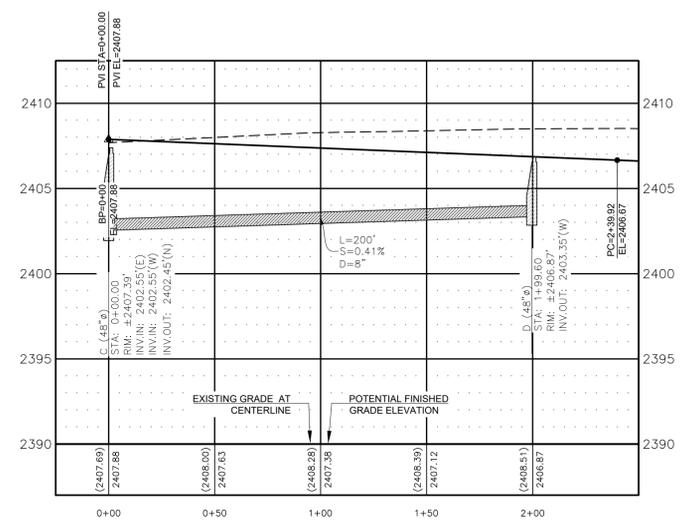
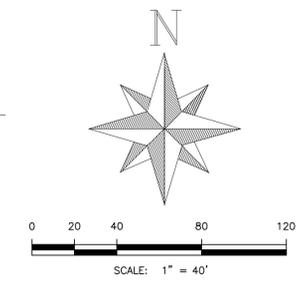
PROJECT ADDRESS
Site Address: 0 W LINDEN ST, CA
Parcel ID: 27983010 0



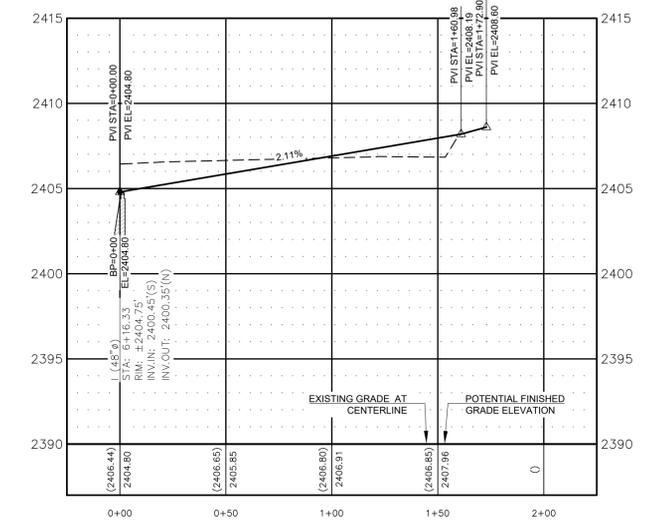
WATERMAIN STREET PLAN VIEW



QUAIL MEADOW STREET PLAN VIEW



WATERMAIN STREET PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



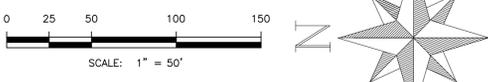
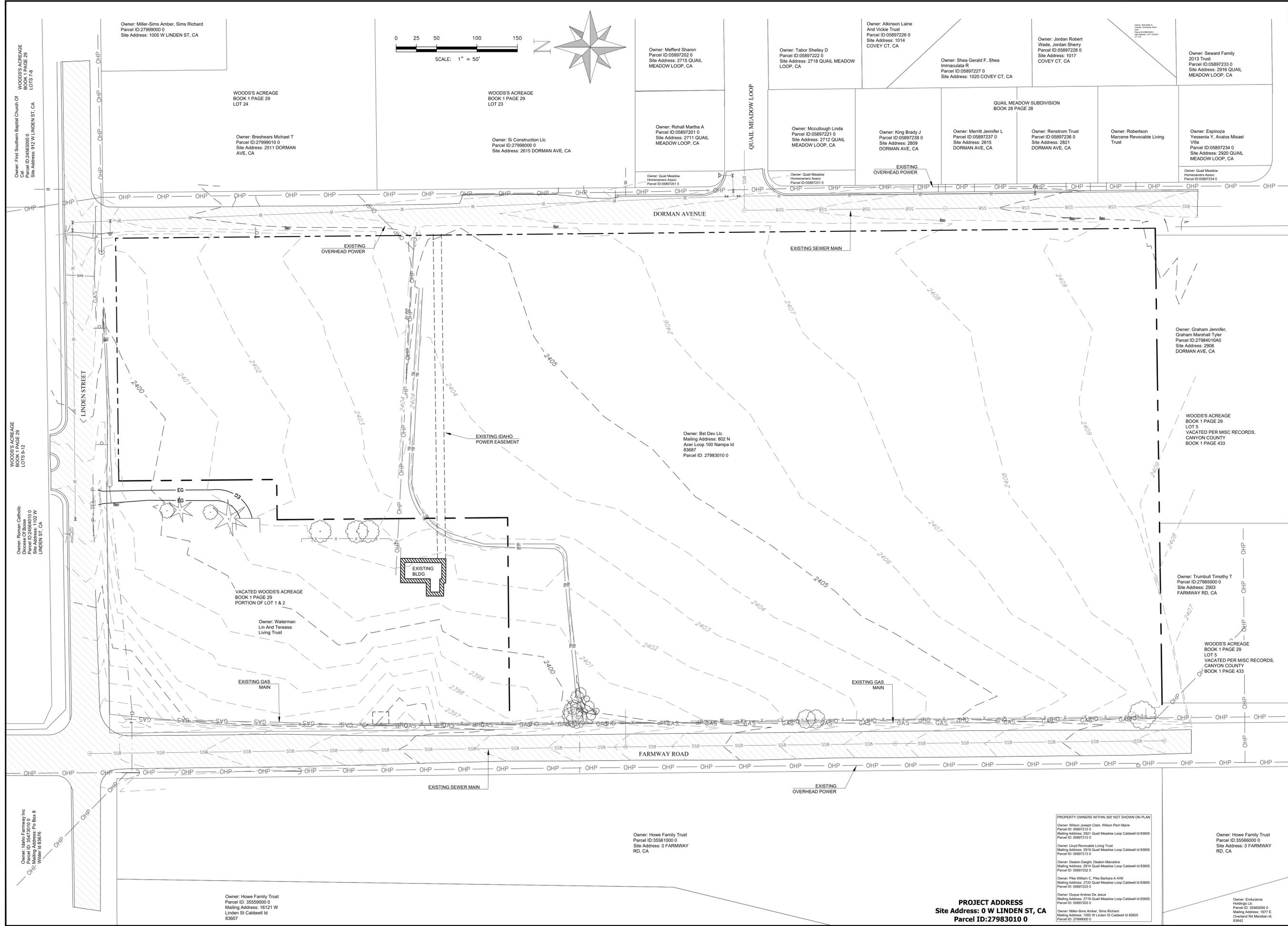
QUAIL MEADOW STREET PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS	DATE
NO.	
ITEM	



C:\USERS\JADON\BRONZE BOW DROPBOX\JADON SCHNEIDER\BRONZE BOW LAND\PROJECTS\25005 - COVINGTON SQUARE\CAD\SHEETS\25005 - UTILITIES (PP).DWG



RONZE BOW
P.O. BOX 6525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

COVINGTON SQUARE
EXISTING FEATURES

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

NO.	DATE	PROJECT REVISIONS	ITEM



SHEET 6 OF 8
DATE: JULY 2025
PROJECT: BRONZE BOW
PROJECT NO: 25005

PROPERTY OWNERS WITHIN 300' NOT SHOWN ON PLAN
Owner: Wilson Joseph Clark, Wilson Perri Marie
Parcel ID: 05897212 0
Mailing Address: 2921 Quail Meadow Loop Cardwell Id 83005
Parcel ID: 05897212 0
Owner: Lloyd Revocable Living Trust
Mailing Address: 2919 Quail Meadow Loop Cardwell Id 83005
Parcel ID: 05897213 0
Owner: Deaton Dwight, Deaton Marcoline
Mailing Address: 2914 Quail Meadow Loop Cardwell Id 83005
Parcel ID: 05897232 0
Owner: Pike William C, Pike Barbara A HW
Mailing Address: 2722 Quail Meadow Loop Cardwell Id 83005
Parcel ID: 05897223 0
Owner: Dupax Andrea De Jesus
Mailing Address: 2719 Quail Meadow Loop Cardwell Id 83005
Parcel ID: 05897203 0
Owner: Miller-Sims Amber, Sims Richard
Mailing Address: 1005 W Linden St Caldwell Id 83605
Parcel ID: 27983010 0

Owner: Howe Family Trust
Parcel ID: 3556000 0
Site Address: 0 FARMWAY RD, CA

Owner: Endurance Holdings LLC
Parcel ID: 3556000 0
Mailing Address: 1977 E Overland Rd Meridian Id 83642

PROJECT ADDRESS
Site Address: 0 W LINDEN ST, CA
Parcel ID: 27983010 0

Owner: Howe Family Trust
Parcel ID: 35559000 0
Mailing Address: 16121 W Linden St Caldwell Id 83607

Owner: Howe Family Trust
Parcel ID: 35561000 0
Site Address: 0 FARMWAY RD, CA

Owner: Idaho Farmway Inc
Parcel ID: 354725010 0
Mailing Address: PO Box 8 Walker Id 83076

Owner: Roman Catholic Diocese Of Boise
Parcel ID: 245454010 0
Mailing Address: 102 W Linden St, CA

WOODS'S ACREAGE BOOK 1 PAGE 29 LOTS 9-12

WOODS'S ACREAGE BOOK 1 PAGE 29 LOTS 7-8
Call (208) 245-6330
Site Address: 912 W LINDEN ST, CA

Owner: Miller-Sims Amber, Sims Richard
Parcel ID: 27989000 0
Site Address: 1005 W LINDEN ST, CA

WOODS'S ACREAGE BOOK 1 PAGE 29 LOT 24

Owner: Breshears Michael T
Parcel ID: 27989010 0
Site Address: 2511 DORMAN AVE, CA

WOODS'S ACREAGE BOOK 1 PAGE 29 LOT 23

Owner: SI Construction Llc
Parcel ID: 27988000 0
Site Address: 2615 DORMAN AVE, CA

Owner: Mefford Sharon
Parcel ID: 05897202 0
Site Address: 2715 QUAIL MEADOW LOOP, CA

Owner: Tabor Shelley D
Parcel ID: 05897226 0
Site Address: 2718 QUAIL MEADOW LOOP, CA

Owner: Atkinson Laine And Vickie Trust
Parcel ID: 05897226 0
Site Address: 1014 COVEY CT, CA

Owner: Shea Gerald F, Shea Immaculata R
Parcel ID: 05897227 0
Site Address: 1020 COVEY CT, CA

Owner: Jordan Robert Wade, Jordan Sherry
Parcel ID: 05897228 0
Site Address: 1017 COVEY CT, CA

Owner: Seward Family 2013 Trust
Parcel ID: 05897233 0
Site Address: 2916 QUAIL MEADOW LOOP, CA

Owner: Rohall Martha A
Parcel ID: 05897201 0
Site Address: 2711 QUAIL MEADOW LOOP, CA

Owner: Mcoullough Linda
Parcel ID: 05897221 0
Site Address: 2712 QUAIL MEADOW LOOP, CA

Owner: King Brady J
Parcel ID: 05897238 0
Site Address: 2609 DORMAN AVE, CA

Owner: Merritt Jennifer L
Parcel ID: 05897237 0
Site Address: 2615 DORMAN AVE, CA

Owner: Renstrom Trust
Parcel ID: 05897236 0
Site Address: 2621 DORMAN AVE, CA

Owner: Robertson Marcene Revocable Living Trust

Owner: Espinoza Yessenia Y, Avalos Misael Villa
Parcel ID: 05897234 0
Site Address: 2920 QUAIL MEADOW LOOP, CA

Owner: Quail Meadow Homeowners Assoc
Parcel ID: 05897201 0

Owner: Quail Meadow Homeowners Assoc
Parcel ID: 05897221 0

Owner: Quail Meadow Homeowners Assoc
Parcel ID: 05897234 0

Owner: Graham Jennifer, Graham Marshall Tyler
Parcel ID: 27984010AD
Site Address: 2908 DORMAN AVE, CA

WOODS'S ACREAGE BOOK 1 PAGE 29 LOT 5
VACATED PER MISC RECORDS, CANYON COUNTY BOOK 1 PAGE 433

Owner: Set Dev Llc
Mailing Address: 802 N Acer Loop 100 Nampa Id 83687
Parcel ID: 27983010 0

Owner: Trumbull Timothy T
Parcel ID: 27985000 0
Site Address: 2903 FARMWAY RD, CA

WOODS'S ACREAGE BOOK 1 PAGE 29 LOT 5
VACATED PER MISC RECORDS, CANYON COUNTY BOOK 1 PAGE 433

VACATED WOODS'S ACREAGE BOOK 1 PAGE 29 PORTION OF LOT 1 & 2

Owner: Waterman Lin And Tereasa Living Trust

EXISTING GAS MAIN

EXISTING GAS MAIN

EXISTING SEWER MAIN

EXISTING SEWER MAIN

EXISTING OVERHEAD POWER

EXISTING SEWER MAIN

EXISTING IDAHO POWER EASEMENT

EXISTING BLDG

EXISTING OVERHEAD POWER

FARMWAY ROAD

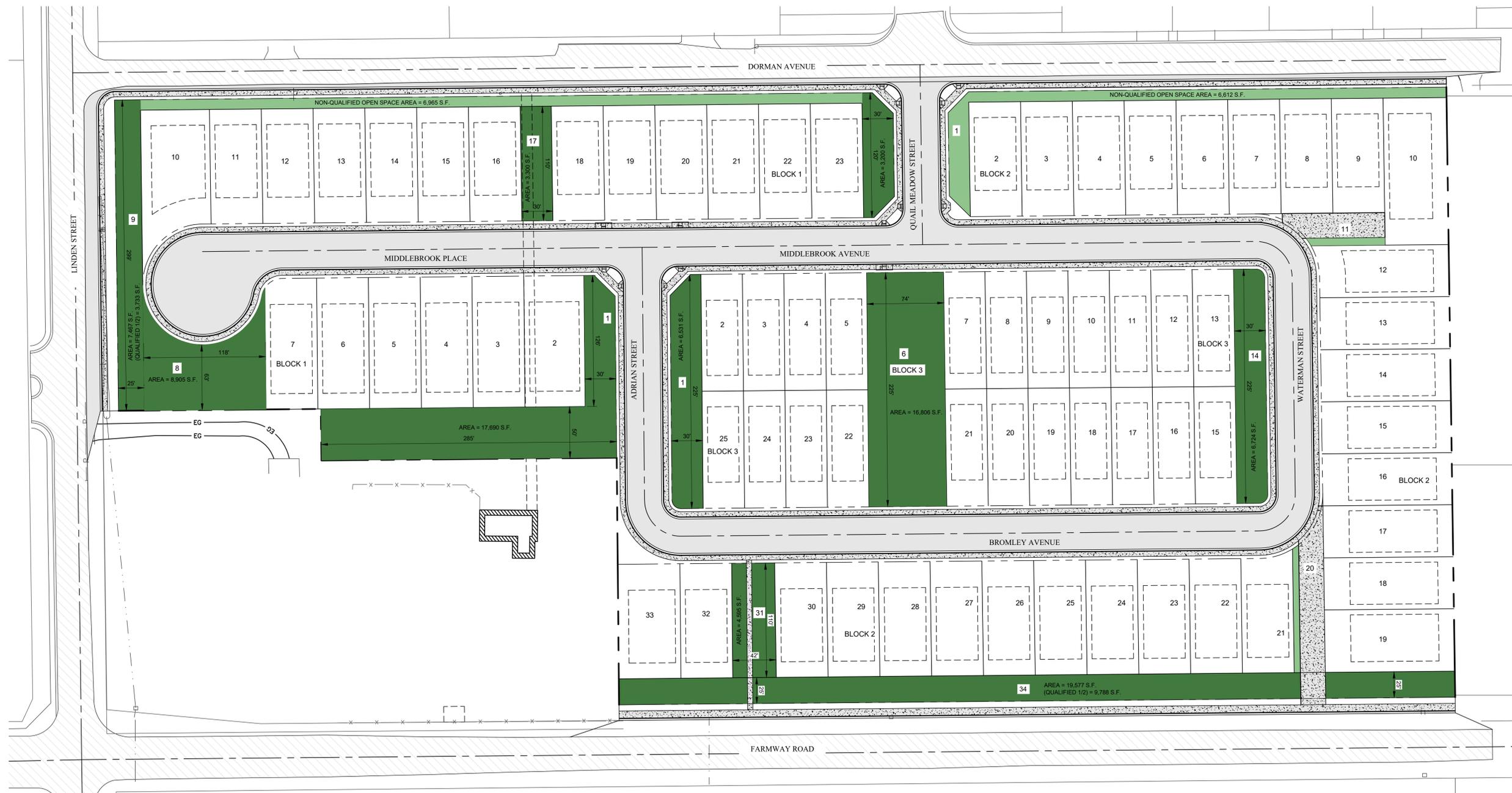
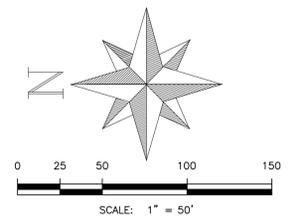
DORMAN AVENUE

LINDEN STREET

OHP

OPEN SPACE				
BLOCK	LOT	AREA (S.F.)	QUALIFIED OR NON-QUALIFIED	PERCENT OF TOTAL SITE
1	1	17,690	QUALIFIED	2.73%
1	8	8,904	QUALIFIED	1.37%
1	9	6,933	QUALIFIED	1.07%
1	17	3,300	QUALIFIED	0.51%
2	1	6,612	NON-QUALIFIED	1.02%
2	11	533	NON-QUALIFIED	0.08%
2	20	724	NON-QUALIFIED	0.11%
2	31	4,595	QUALIFIED	0.71%
2	34	9,788	QUALIFIED	1.51%
3	1	6,533	QUALIFIED	1.01%
3	6	16,806	QUALIFIED	2.59%
3	14	6,724	QUALIFIED	1.04%
TOTAL QUALIFIED OPEN SPACE = 20,292 S.F. (10% OF TOTAL SITE AREA)				

TOTAL QUALIFIED OPEN SPACE
AREA = 81,274 S.F. (1.86 ACRES)



DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

NO.	DATE	PROJECT REVISIONS ITEM	E-FILE NAME
			25005 - OPEN SPA

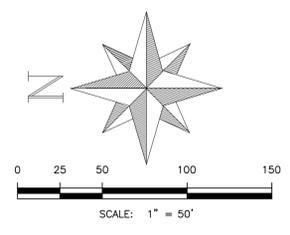
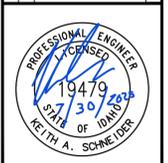


PROJECT ADDRESS
Site Address: 0 W LINDEN ST, CA
Parcel ID: 27983010 0

**COVINGTON SQUARE
 PHASING PLAN**

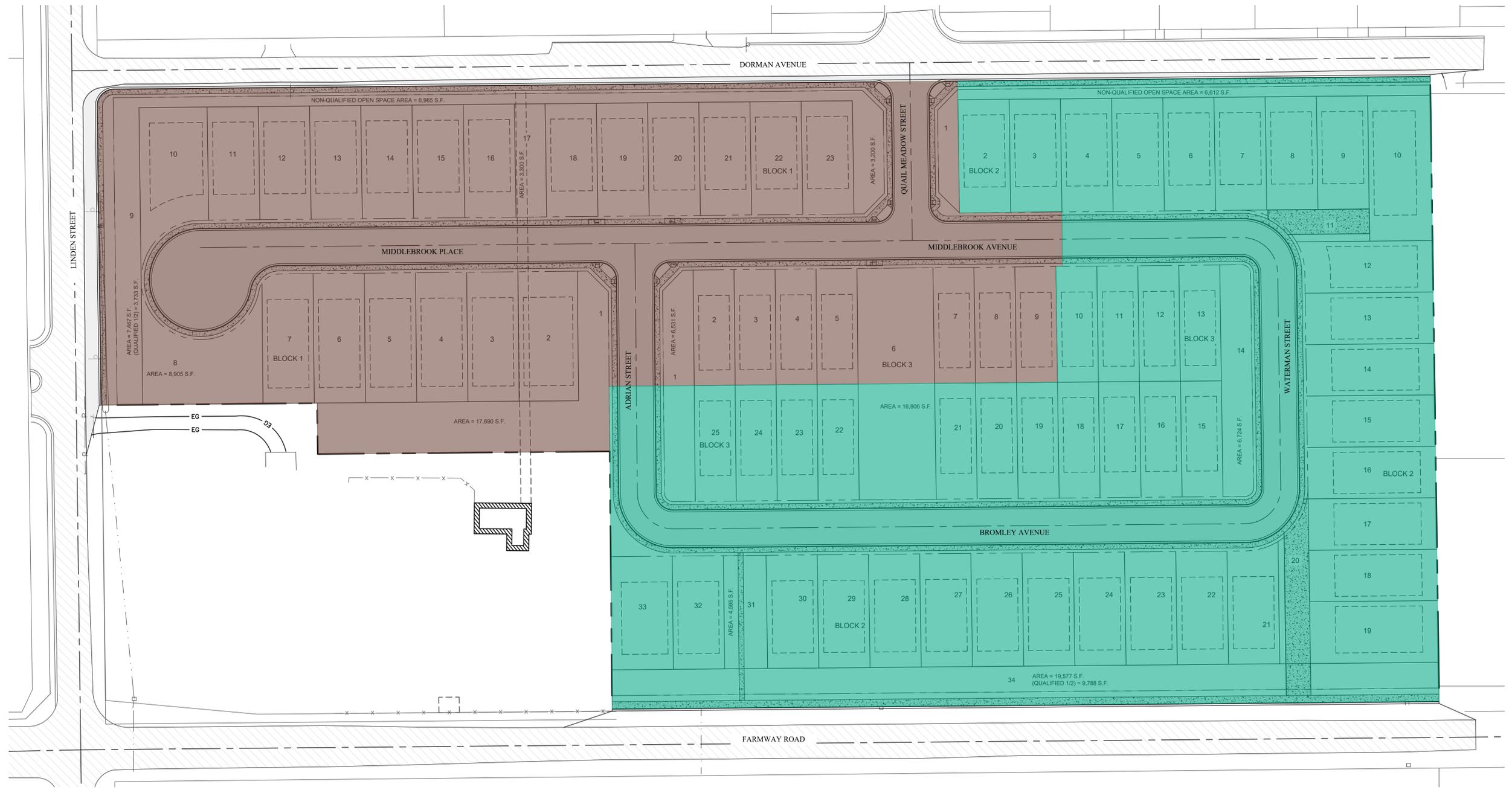
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DRAWN	JKS
CHECKED	KS
APPROVED	KS

NO.	PROJECT REVISIONS ITEM	DATE	E-FILE NAME
			25005 - OPEN SPA



PROPOSED PHASING PLAN

- PHASE 1
- PHASE 2

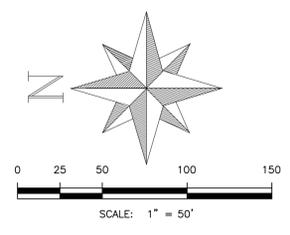
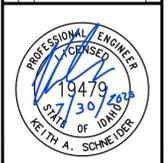


PROJECT ADDRESS
 Site Address: 0 W LINDEN ST, CA
 Parcel ID: 27983010 0

**COVINGTON SQUARE
 PHASING PLAN**

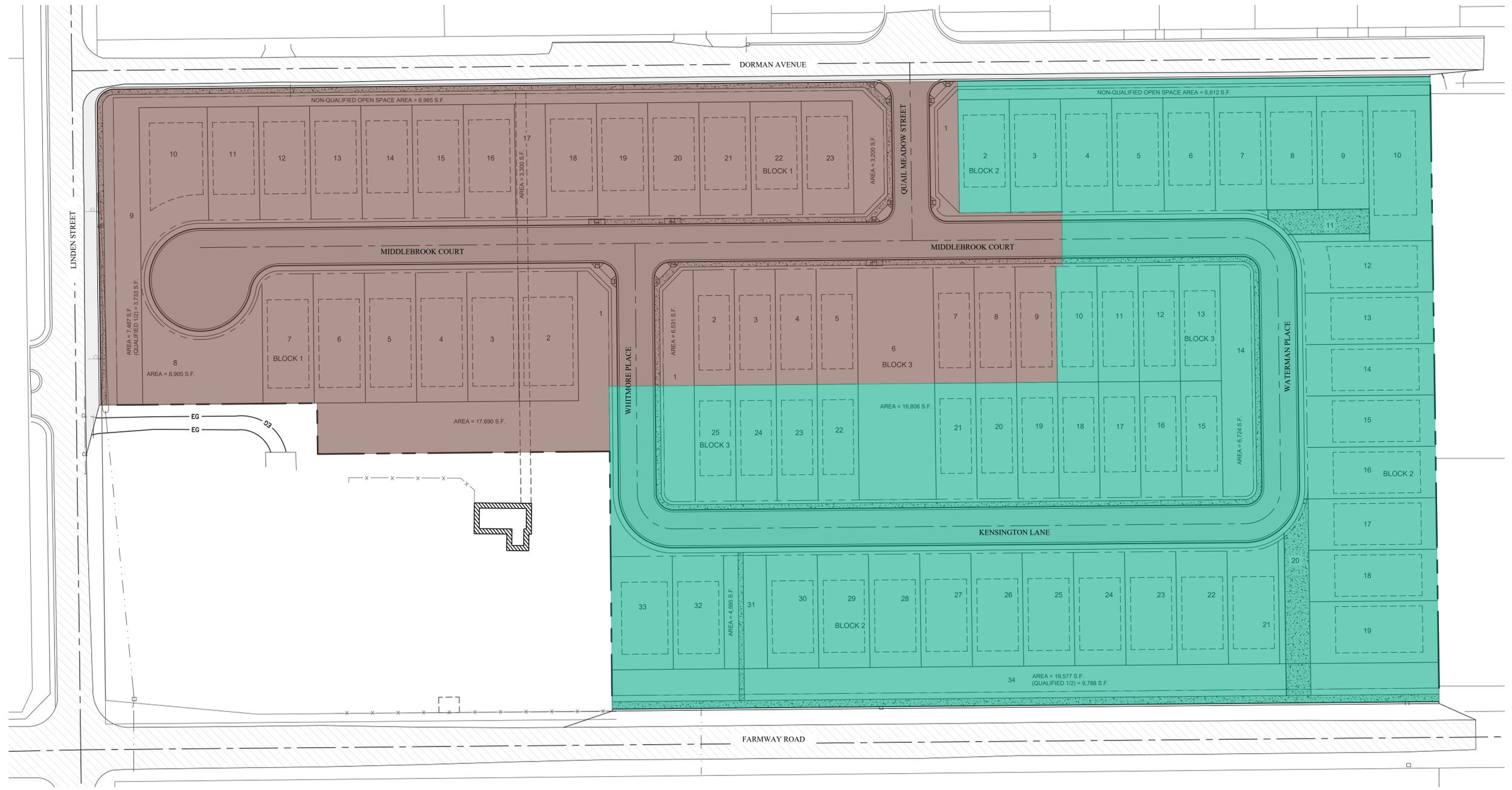
DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

NO.	PROJECT REVISIONS ITEM	DATE



PROPOSED PHASING PLAN

- PHASE 1**
- PHASE 2**



PROJECT ADDRESS
 Site Address: 0 W LINDEN ST, CA
 Parcel ID: 27983010 0



NOT FOR
CONSTRUCTION

COVINGTON SQUARE
SUBDIVISION
DORMAN AVE., CALDWELL, ID 83605

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN - SEE NOTE 5/L100
- CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL
- 6" VINYL PRIVACY FENCE, WHITE PANELS SEE DETAIL 6/L150.
- 4" WROUGHT IRON FENCE SEE DETAIL 3/L150.

PLANT PALETTE:

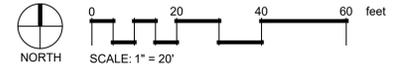
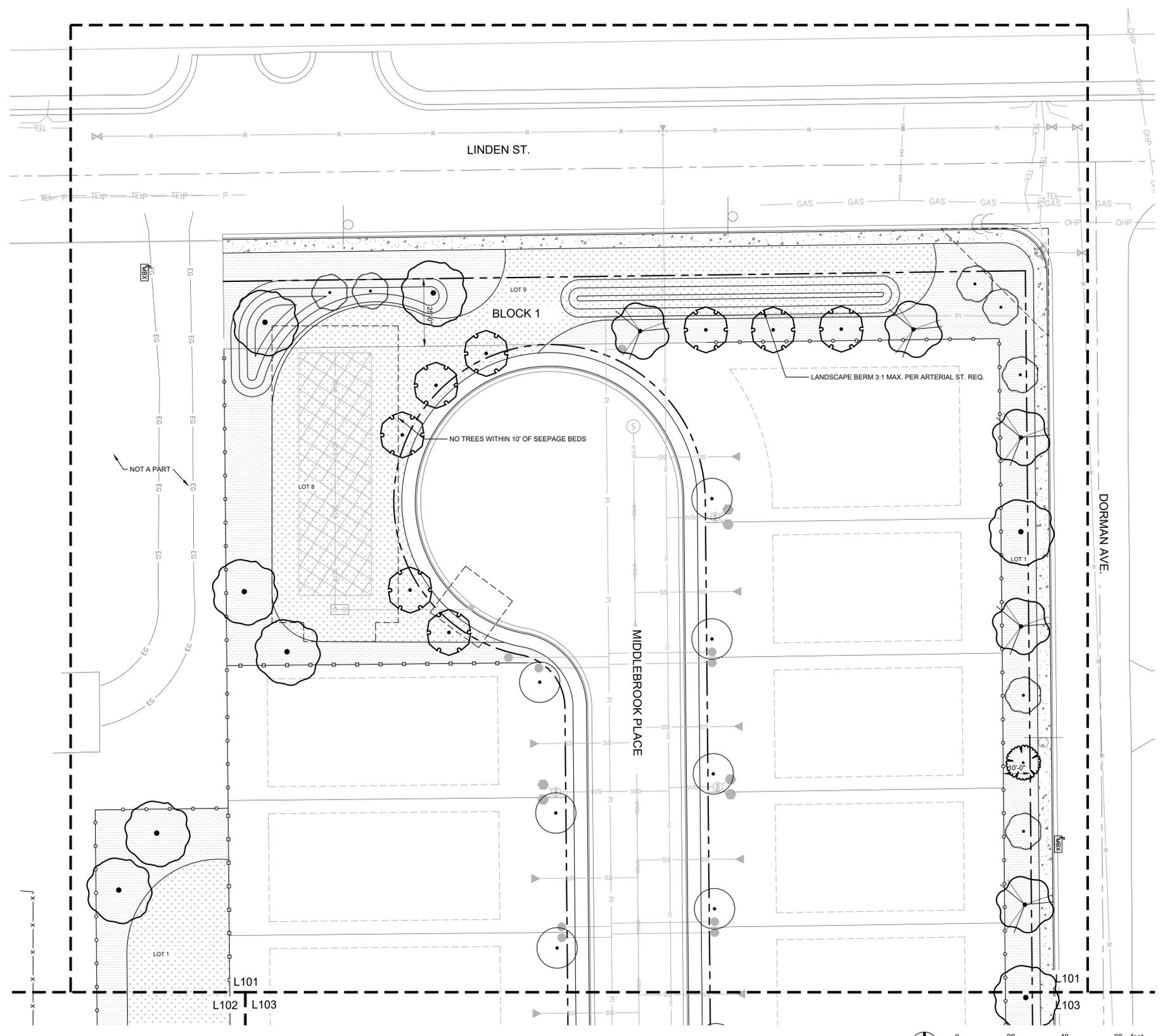
- | | |
|--|--|
| <p>SHADE/STREET TREES (CLASS II)</p> <ul style="list-style-type: none"> EUROPEAN HORNBEAM HONEY LOCUST AUTUMN PURPLE ASH HERITAGE BIRCH | <p>EVERGREEN TREES</p> <ul style="list-style-type: none"> BLACK HILLS SPRUCE LAYERED BLUE SPRUCE GOLDEN DEODAR CEDAR |
| <p>ORNAMENTAL TREES (CLASS I)</p> <ul style="list-style-type: none"> ROBIN HILL SERVICEBERRY THUNDERCLOUD PLUM PRAIRIE FIRE CRABAPPLE | <p>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</p> <ul style="list-style-type: none"> BLACK EYED SUSAN GLOBE BLUE SPRUCE MUGO PINE KARL FOERSTER REED GRASS DOGWOOD, SPP. BURNING BUSH LAVENDER, SPP. BOXWOOD, SPP. JUNIPER, SPP. MANZANITA, SPP. CHOKEBERRY BARBERRY ZAGREB COREOPSIS SPIRAEA, SPP. BUTTERFLY BUSH, SPP. CAROL MACKIE DAPHNE FINE LINE BUCKTHORN ROSE, SPP. GOLD TIDE FORSYTHIA NINEBARK, SPP. FOUNTAIN GRASS, SPP. MAIDEN GRASS, SPP. BLANKET FLOWER, SPP. RUSSIAN SAGE HUMMINGBIRD MINT, SPP. LAUREL, SPP. NEST SPRUCE GRO-LOW SUMAC |
- LOT TREES**
- LOT TREE - SHOWN FOR REFERENCE ONLY. EXACT PLACEMENT TBD
LOT TREE TO BE ANY LISTED BELOW:
- PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE
 - CALLERY PEAR
 - QUERCUS ROBUR X ALBA - OAK HYBRIDS
 - 'COLUMNAR'
 - LIRIODENDRON
 - TULPIFERA 'FASTIGIATUM' - COLUMNAR TULIP TREE
 - GINKGO BILBOA - MAIDENHAIR TREE
 - CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE
 - EUROPEAN HORNBEAM

NOTES:

**ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS TBD.

**FENCING:
-6" CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIALS/COLLECTOR STREETS, AND BLOCK ENDS

**FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS



Revision No:	Date:	Desc:
Date:	12.18.2025	
Drawn By:	EV	
Drawing Title:		

LANDSCAPE
PLAN - AREA 1

Drawing No:
L101

LANDSCAPE MATERIALS LEGEND:

-  SOD LAWN - SEE NOTE 5/L100
-  CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL
-
-

PLANT PALETTE:

- | | |
|--|--|
| <p>SHADE/STREET TREES (CLASS II)</p> <ul style="list-style-type: none"> EUROPEAN HORNBEAM HONEY LOCUST AUTUMN PURPLE ASH HERITAGE BIRCH | <p>EVERGREEN TREES</p> <ul style="list-style-type: none"> BLACK HILLS SPRUCE LAYERED BLUE SPRUCE GOLDEN DEODAR CEDAR |
| <p>ORNAMENTAL TREES (CLASS I)</p> <ul style="list-style-type: none"> ROBIN HILL SERVICEBERRY THUNDERCLOUD PLUM PRAIRIE FIRE CRABAPPLE | <p>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</p> <ul style="list-style-type: none"> BLACK EYED SUSAN GLOBE BLUE SPRUCE MUGO PINE KARL FOERSTER REED GRASS DOGWOOD, SPP. BURNING BUSH LAVENDER, SPP. BOXWOOD, SPP. JUNIPER, SPP. MANZANITA, SPP. CHOKEBERRY BARBERRY ZAGREB COREOPSIS SPIRAEA, SPP. BUTTERFLY BUSH, SPP. CAROL MACKIE DAPHNE FINE LINE BUCKTHORN ROSE, SPP. GOLD TIDE FORSYTHIA NINEBARK, SPP. FOUNTAIN GRASS, SPP. MAIDEN GRASS, SPP. BLANKET FLOWER, SPP. RUSSIAN SAGE HUMMINGBIRD MINT, SPP. LAUREL, SPP. NEST SPRUCE GRO-LOW SUMAC |

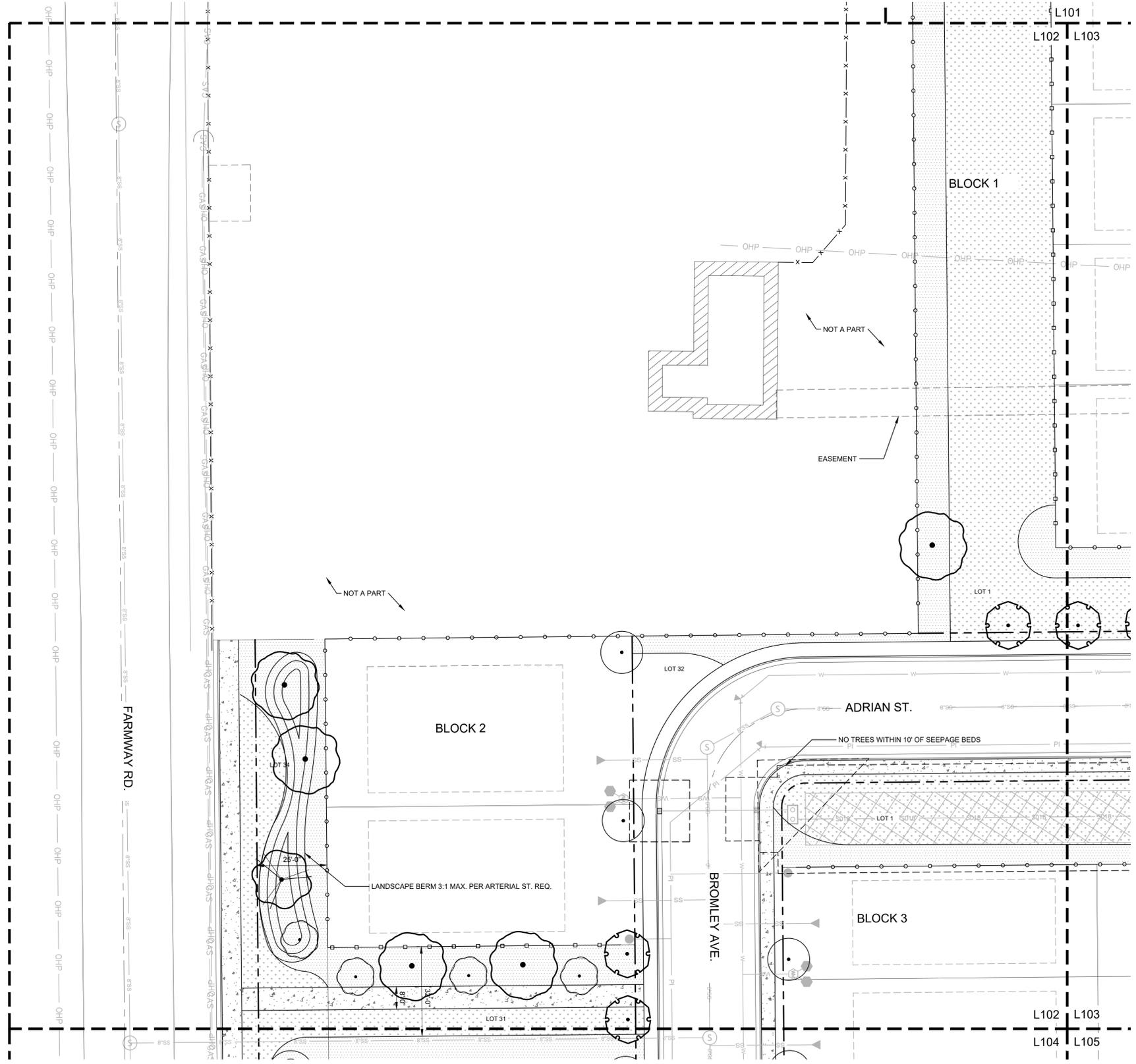
- LOT TREES**
- LOT TREE - SHOWN FOR REFERENCE ONLY. EXACT PLACEMENT TBD. LOT TREE TO BE ANY LISTED BELOW:
- PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE
 - CALLERY PEAR
 - QUERCUS ROBUR X ALBA - OAK HYBRIDS
 - 'COLUMNAR'
 - LIRIODENDRON TULPIFERA 'FASTIGIATUM' - COLUMNAR TULIP TREE
 - GINKGO BILBOA - MAIDENHAIR TREE
 - CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE
 - EUROPEAN HORNBEAM

NOTES:

**ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS TBD.

**FENCING: -6\"/>

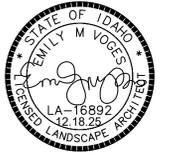
**FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS



EMILY VOGES Landscape Architect
 emily@plantasarch.com
 208.957.9431

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**COVINGTON SQUARE
 SUBDIVISION**
 DORMAN AVE., CALDWELL, ID 83605

Revision No:	Date:	Desc:
Date:	12.18.2025	
Drawn By:	EV	
Drawing Title:		

LANDSCAPE PLAN - AREA 2

Drawing No:
L102



NOT FOR
CONSTRUCTION

COVINGTON SQUARE
SUBDIVISION
DORMAN AVE., CALDWELL, ID 83605

Revision No: Date: Desc:

Date: 12.18.2025

Drawn By: EV

Drawing Title:

LANDSCAPE
PLAN - AREA 3

Drawing No:

L103

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN - SEE NOTE 5/L100
- CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL
- 6" VINYL PRIVACY FENCE, WHITE PANELS SEE DETAIL 6/L150.
- 4" WROUGHT IRON FENCE SEE DETAIL 3/L150.

PLANT PALETTE:

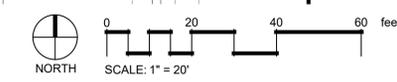
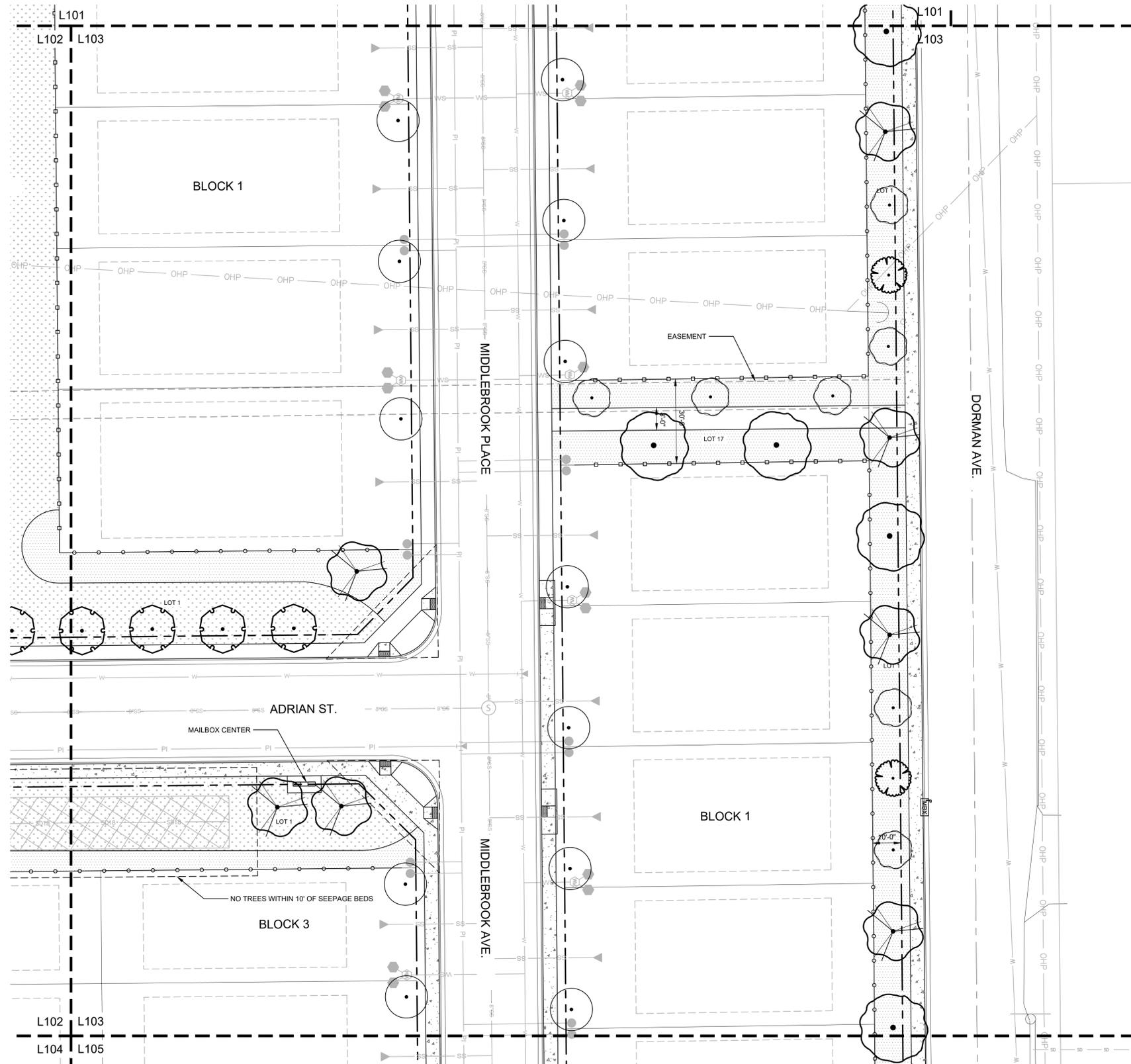
- | SYM | COMMON NAME | SYM | COMMON NAME |
|--------------------------------------|--|-----|--------------------------|
| SHADE/STREET TREES (CLASS II) | | | |
| | EUROPEAN HORNBEAM | | BLACK HILLS SPRUCE |
| | HONEY LOCUST | | LAYERED BLUE SPRUCE |
| | AUTUMN PURPLE ASH | | GOLDEN DEODAR CEDAR |
| | HERITAGE BIRCH | | |
| ORNAMENTAL TREES (CLASS I) | | | |
| | ROBIN HILL | | BLACK EYED SUSAN |
| | SERVICEBERRY | | GLOBE BLUE SPRUCE |
| | THUNDERCLOUD PLUM | | MUGO PINE |
| | PRAIRIE FIRE CRABAPPLE | | KARL FOERSTER REED GRASS |
| LOT TREES | | | |
| | LOT TREE - SHOWN FOR REFERENCE ONLY. EXACT PLACEMENT TBD. LOT TREE TO BE ANY LISTED BELOW: | | DOGWOOD, SPP. |
| | • PYRUS CALLERYANA | | BURNING BUSH |
| | • 'REDSPIRE' - REDSPIRE | | LAVENDER, SPP. |
| | • CALLERY PEAR | | BOXWOOD, SPP. |
| | • QUERCUS ROBUR X ALBA - OAK HYBRIDS | | JUNIPER, SPP. |
| | • 'COLUMNAR' | | MANZANITA, SPP. |
| | • LIRIODENDRON | | CHOKEBERRY |
| | • TULPIFERA | | ZAGREB COREOPSIS |
| | • 'FASTIGIATUM' - COLUMNAR TULIP TREE | | SPIRAEA, SPP. |
| | • GINKGO BILBOA | | BUTTERFLY BUSH, SPP. |
| | • MAIDENHAIR TREE | | CAROL MACKIE |
| | • CARPINUS BETULUS | | DAPHNE |
| | • 'FRANS FONTAINE' | | FINE LINE BUCKTHORN |
| | • FRANS FONTAINE | | ROSE, SPP. |
| | • EUROPEAN HORNBEAM | | GOLD TIDE FORSYTHIA |
| | | | NINEBARK, SPP. |
| | | | FOUNTAIN GRASS, SPP. |
| | | | MAIDEN GRASS, SPP. |
| | | | BLANKET FLOWER, SPP. |
| | | | RUSSIAN SAGE |
| | | | HUMMINGBIRD MINT, SPP. |
| | | | LAUREL, SPP. |
| | | | NEST SPRUCE |
| | | | GRO-LOW SUMAC |

NOTES:

**ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS TBD.

**FENCING:
-6" CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIALS/COLLECTOR STREETS, AND BLOCK ENDS

**FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS





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CONSTRUCTION

COVINGTON SQUARE
SUBDIVISION
DORMAN AVE., CALDWELL, ID 83605

Revision No: Date: Desc:

Date: 12.18.2025

Drawn By: EV

Drawing Title:

LANDSCAPE
PLAN - AREA 5

Drawing No:

L105

LANDSCAPE MATERIALS LEGEND:

-  SOD LAWN - SEE NOTE 5/L100
-  CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL
- 6" VINYL PRIVACY FENCE, WHITE PANELS SEE DETAIL 6/L150.
- 4" WROUGHT IRON FENCE SEE DETAIL 3/L150.

PLANT PALETTE:

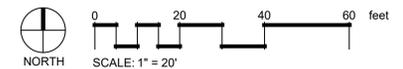
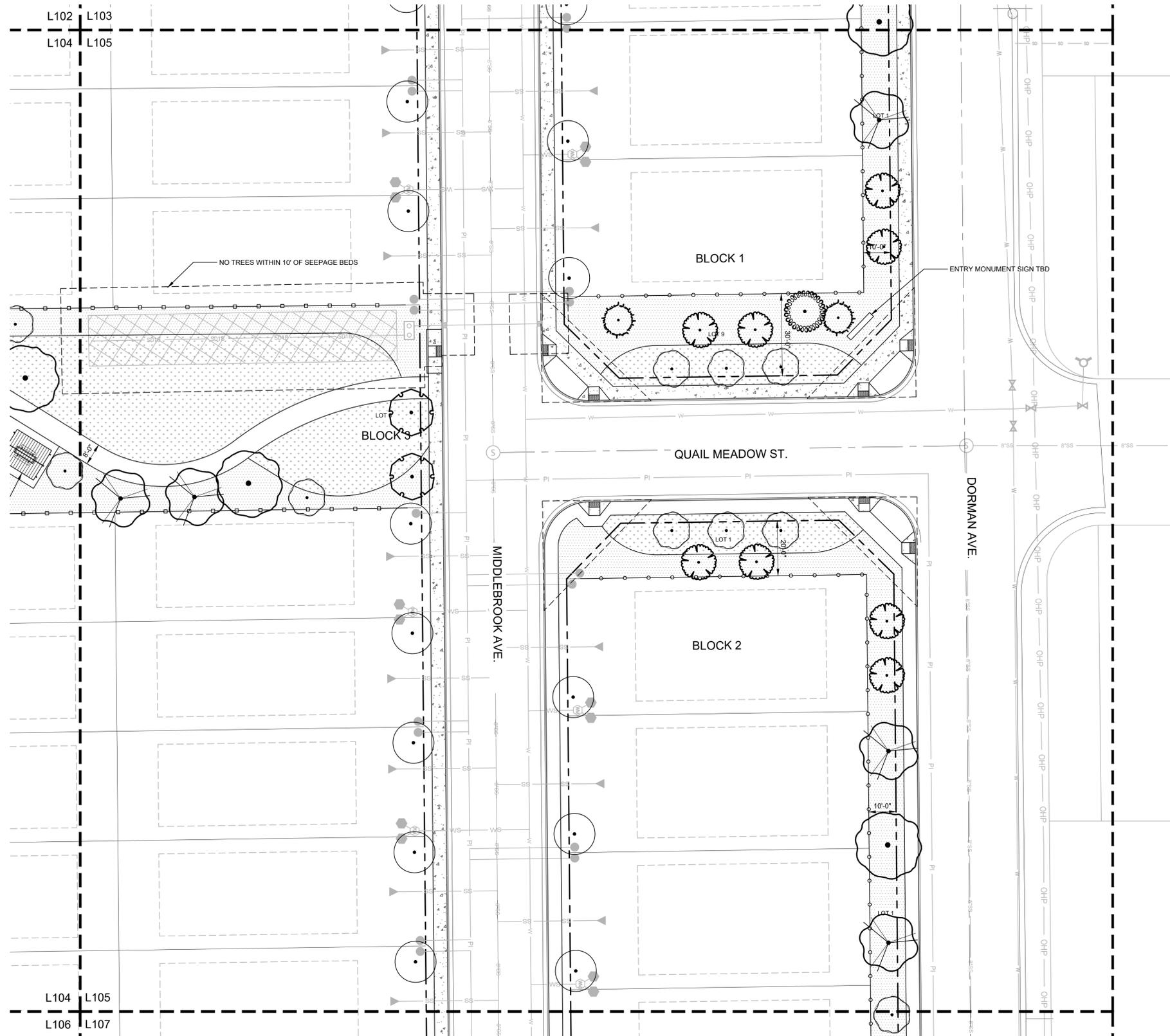
- | SYM | COMMON NAME | SYM | COMMON NAME |
|--|--|---|--------------------------|
| SHADE/STREET TREES (CLASS II) | | | |
|  | EUROPEAN HORNBEAM |  | BLACK HILLS SPRUCE |
|  | HONEY LOCUST |  | LAYERED BLUE SPRUCE |
|  | AUTUMN PURPLE ASH |  | GOLDEN DEODAR CEDAR |
|  | HERITAGE BIRCH | | |
| ORNAMENTAL TREES (CLASS I) | | | |
|  | ROBIN HILL |  | BLACK EYED SUSAN |
|  | SERVICEBERRY |  | GLOBE BLUE SPRUCE |
|  | THUNDERCLOUD PLUM |  | MUGO PINE |
|  | PRAIRIE FIRE CRABAPPLE |  | KARL FOERSTER REED GRASS |
|  | LOT TREE - SHOWN FOR REFERENCE ONLY. EXACT PLACEMENT TBD. LOT TREE TO BE ANY LISTED BELOW: |  | DOGWOOD, SPP. |
| | |  | BURNING BUSH |
| | |  | LAVENDER, SPP. |
| | |  | BOXWOOD, SPP. |
| | |  | JUNIPER, SPP. |
| | |  | MANZANITA, SPP. |
| | |  | CHOKEBERRY |
| | |  | BARBERRY |
| | |  | ZAGREB COREOPSIS |
| | |  | SPIRAEA, SPP. |
| | |  | BUTTERFLY BUSH, SPP. |
| | |  | CAROL MACKIE |
| | |  | DAPHNE |
| | |  | FINE LINE BUCKTHORN |
| | |  | ROSE, SPP. |
| | |  | GOLD TIDE FORSYTHIA |
| | |  | NINEBARK, SPP. |
| | |  | FOUNTAIN GRASS, SPP. |
| | |  | MAIDEN GRASS, SPP. |
| | |  | BLANKET FLOWER, SPP. |
| | |  | RUSSIAN SAGE |
| | |  | HUMMINGBIRD MINT, SPP. |
| | |  | LAUREL, SPP. |
| | |  | NEST SPRUCE |
| | |  | GRO-LOW SUMAC |

NOTES:

**ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS TBD.

**FENCING:
-6" CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIALS/COLLECTOR STREETS, AND BLOCK ENDS

**FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS





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CONSTRUCTION

COVINGTON SQUARE
SUBDIVISION
DORMAN AVE., CALDWELL, ID 83605

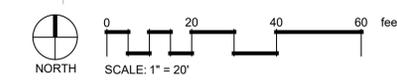
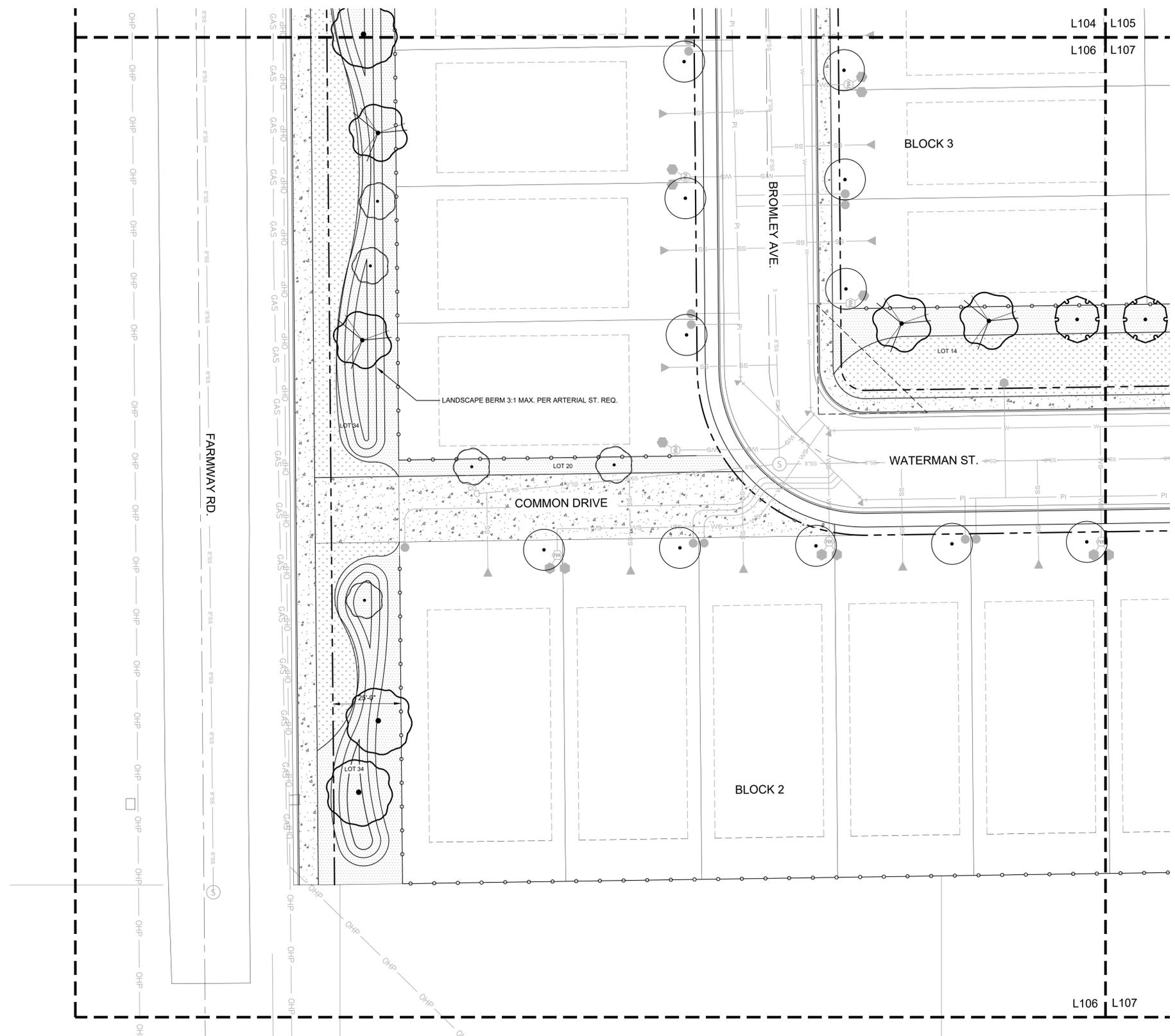
LANDSCAPE MATERIALS LEGEND:

- SOD LAWN - SEE NOTE 5/L100
- CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL
- 6\" VINYL PRIVACY FENCE, WHITE PANELS SEE DETAIL 6/L150.
- 4\" WROUGHT IRON FENCE SEE DETAIL 3/L150.

PLANT PALETTE:

- | | |
|--|--|
| <p>SHADE/STREET TREES (CLASS II)</p> <ul style="list-style-type: none"> EUROPEAN HORNBEAM HONEY LOCUST AUTUMN PURPLE ASH HERITAGE BIRCH | <p>EVERGREEN TREES</p> <ul style="list-style-type: none"> BLACK HILLS SPRUCE LAYERED BLUE SPRUCE GOLDEN DEODAR CEDAR |
| <p>ORNAMENTAL TREES (CLASS I)</p> <ul style="list-style-type: none"> ROBIN HILL SERVICEBERRY THUNDERCLOUD PLUM PRAIRIE FIRE CRABAPPLE | <p>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</p> <ul style="list-style-type: none"> BLACK EYED SUSAN GLOBE BLUE SPRUCE MUGO PINE KARL FOERSTER REED GRASS DOGWOOD, SPP. BURNING BUSH LAVENDER, SPP. BOXWOOD, SPP. JUNIPER, SPP. MANZANITA, SPP. CHOKEBERRY BARBERRY ZAGREB COREOPSIS SPIRAEA, SPP. BUTTERFLY BUSH, SPP. CAROL MACKIE DAPHNE FINE LINE BUCKTHORN ROSE, SPP. GOLD TIDE FORSYTHIA NINEBARK, SPP. FOUNTAIN GRASS, SPP. MAIDEN GRASS, SPP. BLANKET FLOWER, SPP. RUSSIAN SAGE HUMMINGBIRD MINT, SPP. LAUREL, SPP. NEST SPRUCE GRO-LOW SUMAC |

- NOTES:
- **ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWN, IRRIGATION, AND CONCRETE APRONS TBD.
 - **FENCING:
-6\"/>
 - **FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS



Revision No:	Date:	Desc:
Date:	12.18.2025	
Drawn By:	EV	
Drawing Title:		

LANDSCAPE
PLAN - AREA 6

Drawing No:
L106



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COVINGTON SQUARE
SUBDIVISION
DORMAN AVE., CALDWELL, ID 83605

Revision No: Date: Desc:

Date: 12.18.2025

Drawn By: EV

Drawing Title:

LANDSCAPE
PLAN - AREA 7

Drawing No:

L107

LANDSCAPE MATERIALS LEGEND:

-  SOD LAWN - SEE NOTE 5/L100
-  CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL
- 6" VINYL PRIVACY FENCE, WHITE PANELS SEE DETAIL 6/L150.
- 4" WROUGHT IRON FENCE SEE DETAIL 3/L150.

PLANT PALETTE:

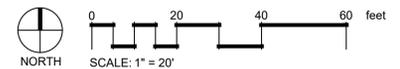
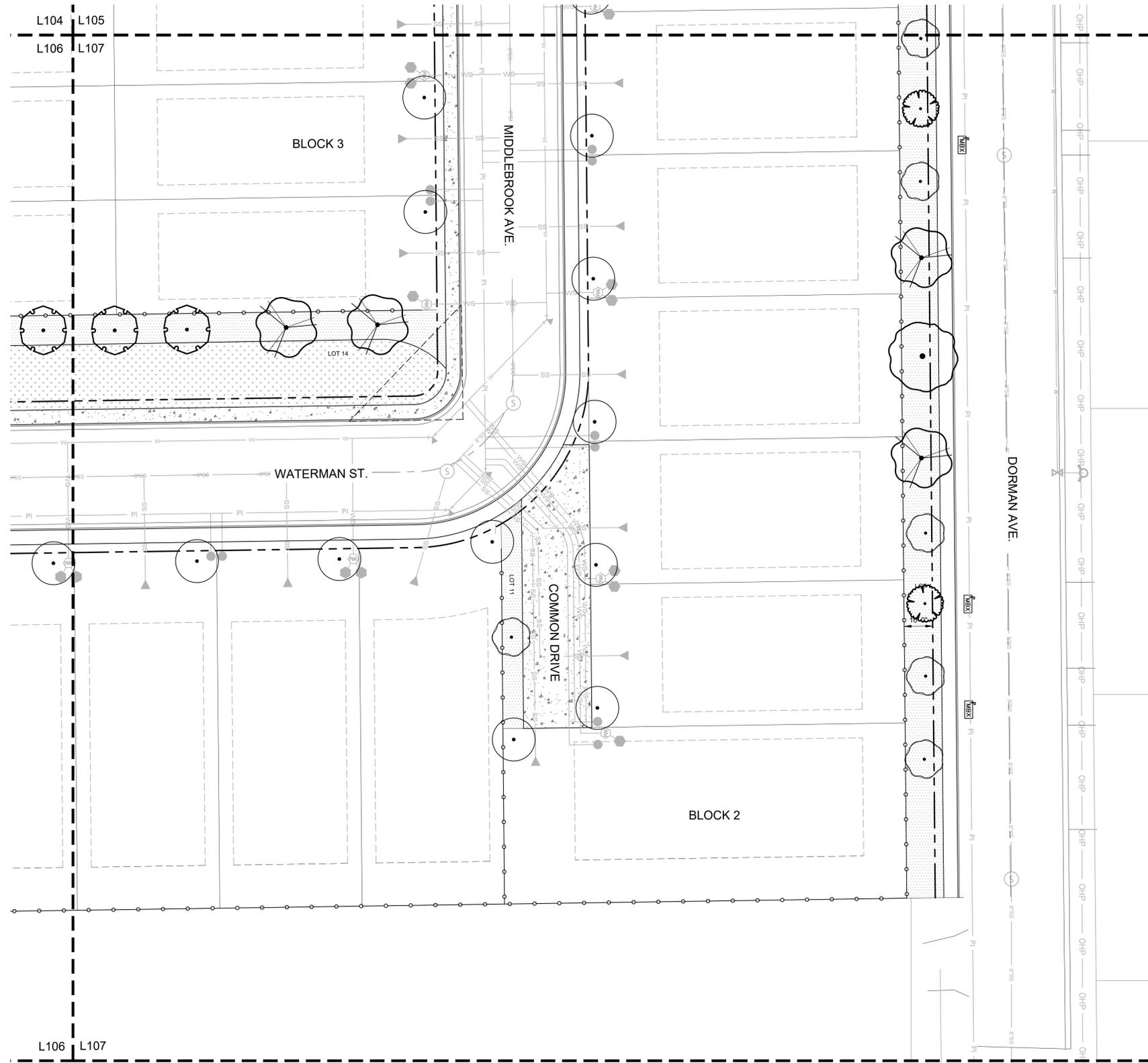
- | SYM | COMMON NAME | SYM | COMMON NAME |
|--|--|--|--------------------------|
| SHADE/STREET TREES (CLASS II) | | | |
|  | EUROPEAN HORNBEAM |  | BLACK HILLS SPRUCE |
|  | HONEY LOCUST |  | LAYERED BLUE SPRUCE |
|  | AUTUMN PURPLE ASH |  | GOLDEN DEODAR CEDAR |
|  | HERITAGE BIRCH | | |
| ORNAMENTAL TREES (CLASS I) | | | |
|  | ROBIN HILL |  | BLACK EYED SUSAN |
|  | SERVICEBERRY |  | GLOBE BLUE SPRUCE |
|  | THUNDERCLOUD PLUM |  | MUGO PINE |
|  | PRAIRIE FIRE CRABAPPLE |  | KARL FOERSTER REED GRASS |
|  | LOT TREE - SHOWN FOR REFERENCE ONLY. EXACT PLACEMENT TBD. LOT TREE TO BE ANY LISTED BELOW: |  | DOGWOOD, SPP. |
| | • PYRUS CALLERYANA |  | BURNING BUSH |
| | • 'REDSPIRE' - REDSPIRE |  | LAVENDER, SPP. |
| | • CALLERY PEAR |  | BOXWOOD, SPP. |
| | • QUERCUS ROBUR X ALBA - OAK HYBRIDS |  | JUNIPER, SPP. |
| | • 'COLUMNAR' |  | MANZANITA, SPP. |
| | • LIRIODENDRON |  | CHOKEBERRY |
| | • TULPIFERA |  | BARBERRY |
| | • 'FASTIGIATUM' - COLUMNAR TULIP TREE |  | ZAGREB COREOPSIS |
| | • GINKGO BILBOA - MAIDENHAIR TREE |  | SPIRAEA, SPP. |
| | • CARPINUS BETULUS |  | BUTTERFLY BUSH, SPP. |
| | • 'FRANS FONTAINE' - FRANS FONTAINE |  | CAROL MACKIE |
| | • EUROPEAN HORNBEAM |  | DAPHNE |
| | |  | FINE LINE BUCKTHORN |
| | |  | ROSE, SPP. |
| | |  | GOLD TIDE FORSYTHIA |
| | |  | NINEBARK, SPP. |
| | |  | FOUNTAIN GRASS, SPP. |
| | |  | MAIDEN GRASS, SPP. |
| | |  | BLANKET FLOWER, SPP. |
| | |  | RUSSIAN SAGE |
| | |  | HUMMINGBIRD MINT, SPP. |
| | |  | LAUREL, SPP. |
| | |  | NEST SPRUCE |
| | |  | GRO-LOW SUMAC |

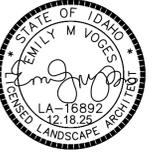
NOTES:

**ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS TBD.

**FENCING:
-6" CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIALS/COLLECTOR STREETS, AND BLOCK ENDS

**FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS

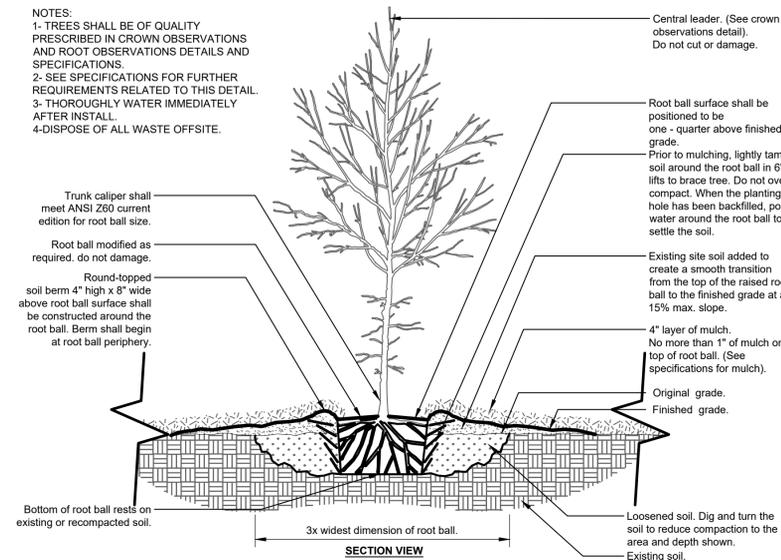




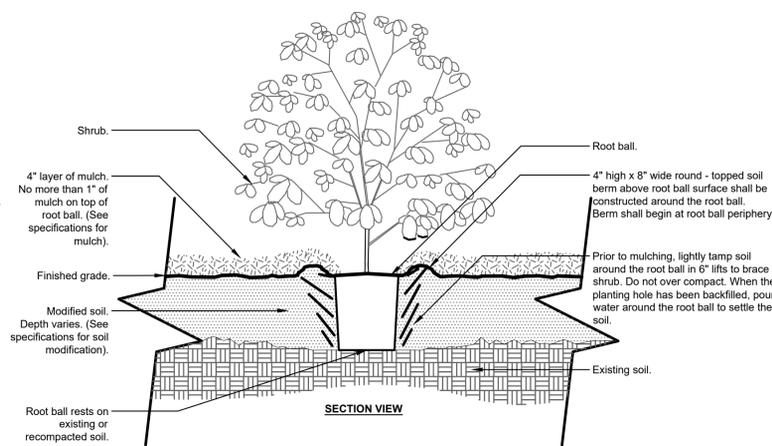
NOT FOR
CONSTRUCTION

COVINGTON SQUARE
SUBDIVISION
DORMAN AVE., CALDWELL, ID 83605

- NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
3- THOROUGHLY WATER IMMEDIATELY AFTER INSTALL.
4- DISPOSE OF ALL WASTE OFFSITE.



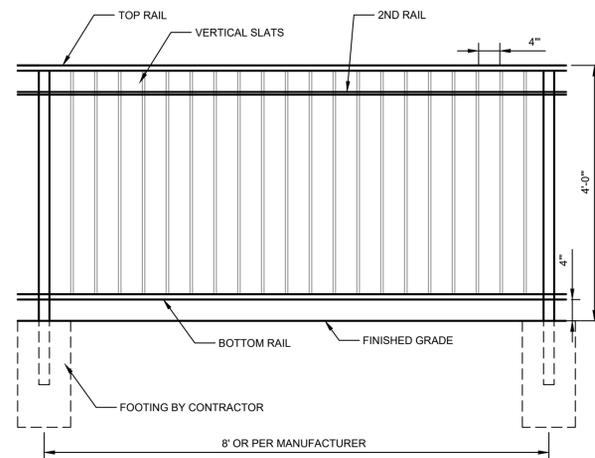
1 TREE PLANTING DETAIL
1/2" = 1'-0"



- NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
3- DISPOSE ALL WASTE OFFSITE.

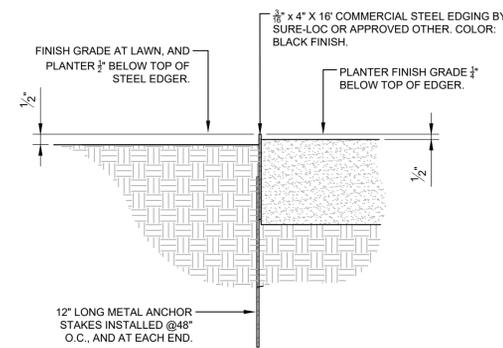
2 SHRUB - MODIFIED SOIL
3/4" = 1'-0"

- NOTES:
*INSTALL FENCE PER MANUFACTURER RECOMMENDATIONS
*CONTRACTOR RESPONSIBLE FOR FOOTINGS
*COLOR BLACK, OR APPROVED OTHER

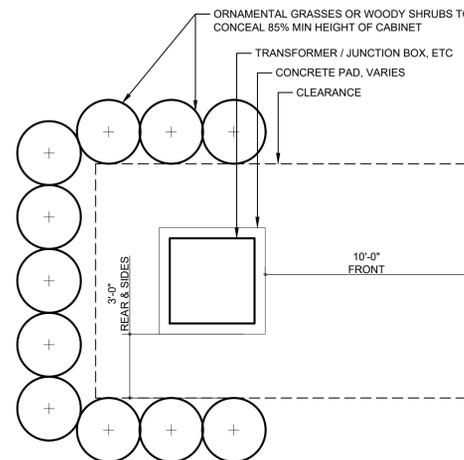


3 4' OPEN VISION FENCE
3/4" = 1'-0"

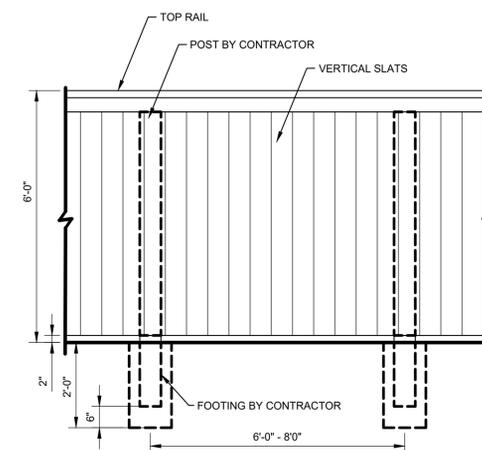
- NOTE:
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



4 STEEL LANDSCAPE EDGING
3" = 1'-0"



5 TRANSFORMER SCREENING
1/4" = 1'-0"



6 6' CLOSED VISION FENCE
1/2" = 1'-0"

Revision No: Date: Desc:

Date: 12.18.2025

Drawn By: EV

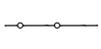
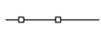
Drawing Title:

LANDSCAPE
DETAILS

Drawing No:

L150

LANDSCAPE MATERIALS LEGEND:

-  SOD LAWN - SEE NOTE 5/L100
-  CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL.
-  6" VINYL PRIVACY FENCE, WHITE PANELS SEE DETAIL 6/L150.
-  4" WROUGHT IRON FENCE SEE DETAIL 3/L150.

PLANT PALETTE:

SYM	COMMON NAME	SYM	COMMON NAME
-----	-------------	-----	-------------

- SHADE/STREET TREES (CLASS II)**
- EUROPEAN HORNBEAM
 - HONEY LOCUST
 - AUTUMN PURPLE ASH
 - HERITAGE BIRCH
- EVERGREEN TREES**
- BLACK HILLS SPRUCE
 - LAYERED BLUE SPRUCE
 - GOLDEN DEODAR CEDAR
- ORNAMENTAL TREES (CLASS I)**
- ROBIN HILL
 - SERVICEBERRY
 - THUNDERCLOUD PLUM
 - PRAIRIE FIRE CRABAPPLE
- SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**
- BLACK EYED SUSAN
 - GLOBE BLUE SPRUCE
 - MUGO PINE
 - KARL FOERSTER REED GRASS
 - DOGWOOD, SPP.
 - BURNING BUSH
 - LAVENDER, SPP.
 - BOXWOOD, SPP.
 - JUNIPER, SPP.
 - MANZANITA, SPP.
 - CHOKEBERRY
 - BARBERRY
 - ZAGREB COREOPSIS
 - SPIRAEA, SPP.
 - BUTTERFLY BUSH, SPP.
 - CAROL MACKIE
 - DAPHNE
 - FINE LINE BUCKTHORN
 - ROSE, SPP.
 - GOLD TIDE FORSYTHIA
 - NINEBARK, SPP.
 - FOUNTAIN GRASS, SPP.
 - MAIDEN GRASS, SPP.
 - BLANKET FLOWER, SPP.
 - RUSSIAN SAGE
 - HUMMINGBIRD MINT, SPP.
 - LAUREL, SPP.
 - NEST SPRUCE
 - GRO-LOW SUMAC
- LOT TREES**
- LOT TREE - SHOWN FOR REFERENCE ONLY. EXACT PLACEMENT TBD
 LOT TREE TO BE ANY LISTED BELOW:
- PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE
 - CALLERY PEAR
 - QUERCUS ROBUR X ALBA - OAK HYBRIDS 'COLUMNAR'
 - LIRIODENDRON TULPIFERA 'FASTIGIATUM' - COLUMNAR TULIP TREE
 - GINKGO BILBOA - MAIDENHAIR TREE
 - CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE
 - EUROPEAN HORNBEAM

- NOTES:**
- **ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS TBD.
 - **FENCING: -6" CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIALS/COLLECTOR STREETS, AND BLOCK ENDS
 - **FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CALDWELL, ID 2025

PATHWAY LANDSCAPING STANDARDS:

- * NEIGHBORHOOD PATHWAY 5' MIN: 25 SHRUBS/100 LF, NO EVERGREENS, CLASS I AND II TREES 1/40LF.
- * COMMUNITY PATHWAY 8' MIN: 15 SHRUBS/100 LF, NO EVERGREENS, CLASS I AND II TREES 1/40LF.

	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
• LOT 17 BLOCK 1 - 126'	4/19	4/19 (TBD)
• LOT 32 BLOCK 2 - 144'	4/22	4/22 (TBD)
• LOT 6 BLOCK 3 - 255'	7/39	7/39 (TBD)

STREET BUFFER:

- LOCAL: MINIMUM 10' BUFFER WIDTH.
- ARTERIAL: MINIMUM 25' BUFFER WIDTH.
- ENTRANCE BUFFERS: MINIMUM 15' BUFFER WIDTH.
- MINIMUM (1) CLASS II TREE PER 35 LINEAL FEET OR (1) CLASS I TREE PER 25', CLASS III ARE PROHIBITED IN STREET BUFFERS.
- MINIMUM (1) SHRUB PER 4 LINEAL FEET.
- TURF - 20% MIN, NOT TO EXCEED 50%

BUFFER - LENGTH MINUS CURB CUTS (LF)	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
• DORMAN AVE. (LOCAL) - 1,270'	37/318	39/318 (TBD)
• QUAIL MEADOW LOOP (LOCAL) - 280' (BOTH SIDES)	7/70	10/70 (TBD)
• LINDEN ST. (ARTERIAL) - 308'	9/77	11/77 (TBD)
• FARMWAY RD. (ARTERIAL) - 808'	23/202	25/202 (TBD)

NOTE: ADDITIONAL TREES PROVIDED COUNT TOWARDS LANDSCAPE COMMON OPEN SPACE

COMMON OPEN SPACE:

- * (1) TREE PER EVERY 5,000 SQUARE FEET OF AREA SHALL BE REQUIRED. AT LEAST 50% OF THE REQUIRED TREES SHALL BE CLASS II OR CLASS III TREES TO SUPPLY SHADE FOR USERS.

OPEN SPACE - SQUARE FOOTAGE (SQ.FT.)	TREES REQUIRED	TREES PROVIDED
• LOT 1 BLOCK 1 - 17,690 SQ.FT.	4	5
• LOT 8 BLOCK 1 - 8,905 SQ.FT.	2	2
• LOT 9 BLOCK 1 - 7,467 SQ.FT. @50% STREET BUFFER	2	2
• LOT 17 BLOCK 1 - 3,300 SQ.FT.	1	1
• LOT 1 BLOCK 2 - 6,612 SQ.FT.	1	1
• LOT 11 BLOCK 2 - 533 SQ.FT.	1	1
• LOT 20 BLOCK 2 - 724 SQ.FT.	1	1
• LOT 34 BLOCK 2 - 9,788 SQ.FT. @50% STREET BUFFER	2	2
• LOT 31 BLOCK 2 - 4,595 SQ.FT.	1	1
• LOT 1 BLOCK 3 - 6,531 SQ.FT.	2	2
• LOT 6 BLOCK 3 - 16,806 SQ.FT.	4	4
• LOT 14 BLOCK 3 - 8,724 SQ.FT.	2	2

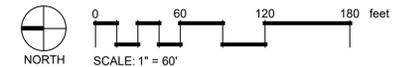
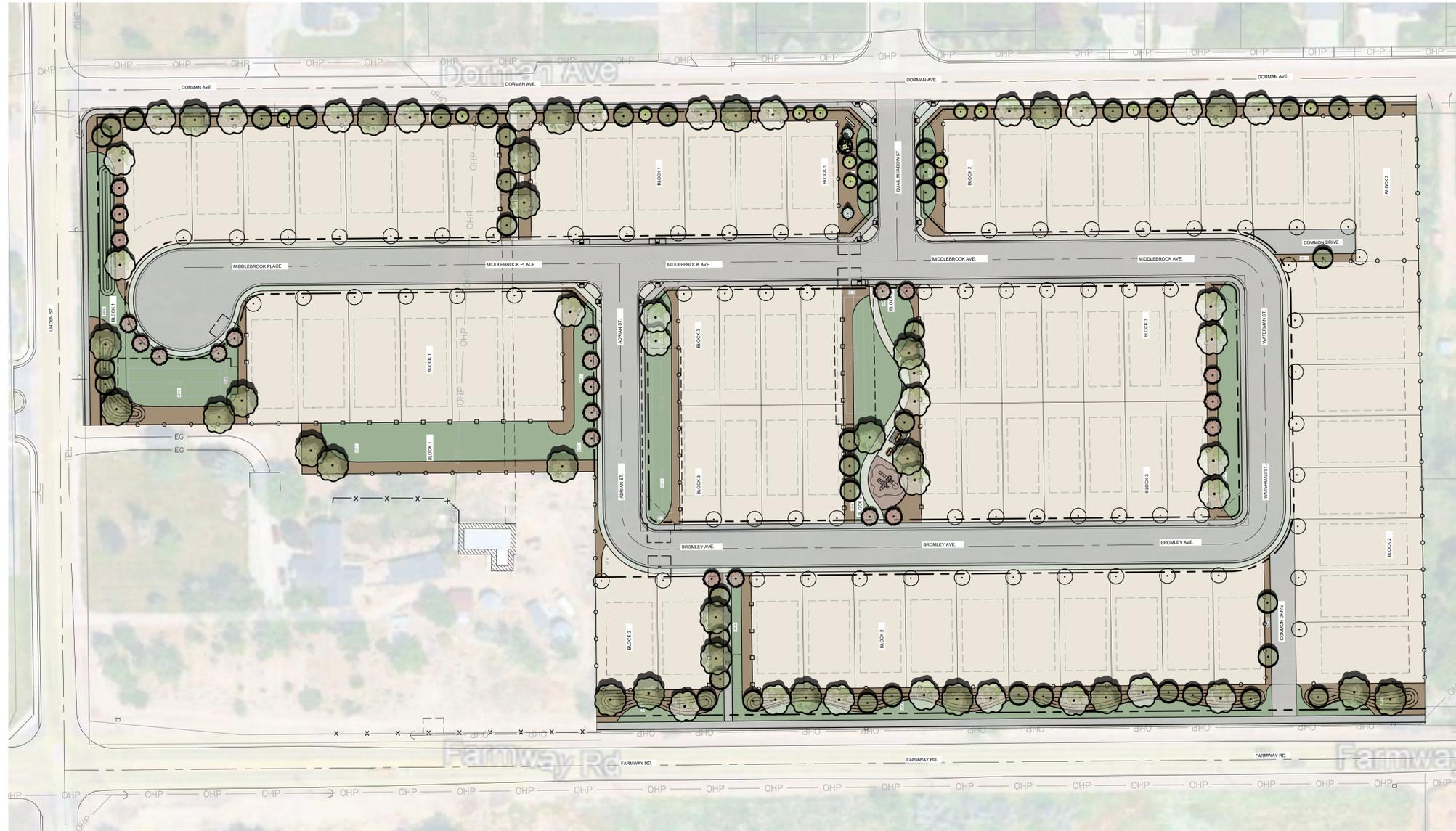
TREE SPECIES:

- * NO MORE THAN 40% OF THE REQUIRED TREES SHALL BE OF THE SAME TREE SPECIES.
- * NO MORE THAN 50% OF THE REQUIRED TREES SHALL BE CLASS I TREES, UNLESS SUCH TREES ARE LOCATED WHERE OVERHEAD POWER LINES PROHIBIT THE USE OF TALLER TREES.

TREES SPECIES REQUIRED	TREES SPECIES PROVIDED
• DORMAN AVE.	3
• FARMWAY RD.	3
• LINDEN ST.	3

MINIMUM PLANT SIZES:

- PLANT TYPE: MINIMUM SIZE
- EVERGREEN TREES: 6' HT. MIN.
 - ORNAMENTAL TREES: 2" CALIPER MIN.
 - SHADE TREES: 2" CALIPER MIN.
 - SHRUBS/PERENNIALS: 10' SPREAD MIN. DEPENDING ON PLANT SPECIES



NOT FOR CONSTRUCTION

**COVINGTON SQUARE
SUBDIVISION**
DORMAN AVE., CALDWELL, ID 83605

Revision No: Date: Desc:

Date: 12.18.2025

Drawn By: EV

Drawing Title:

**LANDSCAPE
COLOR EXHIBIT**

Drawing No:

L100-C



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



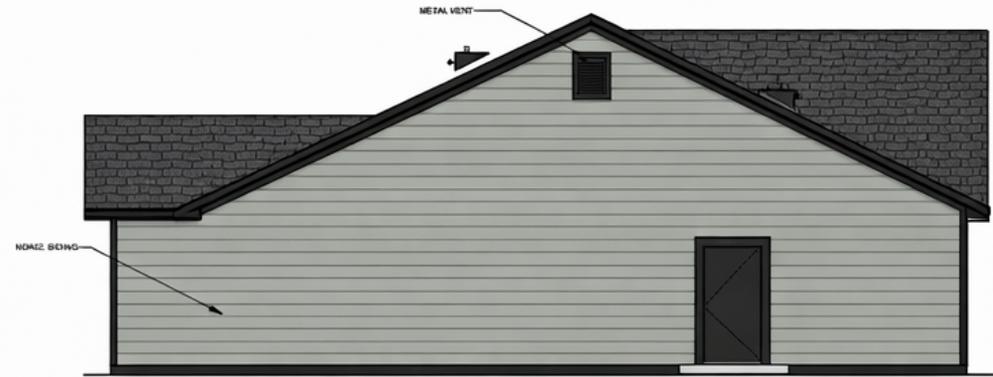
REAR ELEVATION





FRONT ELEVATION
 SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)

Maple Floorplan



LEFT ELEVATION
 SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



RIGHT ELEVATION
 SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



REAR ELEVATION
 SCALE : 1/4" = 1'-0" (FULL SIZE PLANS)



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



DORMAN AVENUE





FARMWAY ROAD



**After Recording
Return to:**

Matthew Parks
Clark Wardle LLP
251 E. Front Street, Suite 310
Boise, ID 83702

FOR RECORDING INFORMATION

**MODIFICATION OF DEVELOPMENT AGREEMENT
Covington Square**

This Modification of Development Agreement (“Agreement”) is made and entered into this ___ day of _____, 2025 by and between the CITY OF CALDWELL, an Idaho municipal corporation with an address of 411 Blaine Street, Caldwell, Idaho 83605 (“City” or “Caldwell”), and _____, an Idaho limited liability company with an address of _____ (“Developer” and/or “Owner”).

WHEREAS, Owner is the owner of record of certain real property (the “Subject Property”) located in the City’s area of impact and contiguous to the City, more particularly described as follows:

See Exhibit “A”, a legal description, attached hereto and incorporated herein by this reference.

WHEREAS, the Subject Property is the subject of a previously approved Application for Annexation submitted by the prior owner of the Subject Property, Greencastle Building, LLC, , identified as Application Number ANN-19-02;

WHEREAS, the City and Greencastle Building, LLC, executed that certain Annexation Agreement (Covington Square), dated July 18, 2019, and subsequently recorded by the Canyon County Recorder’s Office as Instrument No. 2019-037945 (the “2019 Agreement”);

WHEREAS, the 2019 Agreement memorialized the approval of the rezone of the Subject Property from A (Agricultural) Zoning to R-1 (Low Density Residential) Zoning Classifications;

WHEREAS, the time to commence the development of the Subject Property in accordance with the approval of Application Number ANN-19-02 has expired;

WHEREAS, Developer and the City seek to modify the 2019 Agreement;

WHEREAS, Owner intends that any future development of the Subject Property will be as Residential;

WHEREAS, the Subject Property is currently zoned by Canyon County as R-1 (Low Density Residential);¹

WHEREAS, Developer seeks to zone the property to the City of Caldwell's R-2 (Community Residential) Zoning Classifications;

WHEREAS, it is the intent of this Agreement to protect the rights of Owner's use and enjoyment of the Property, while at the same time limiting any adverse impacts resulting from the zoning of this property upon neighboring properties and the community, and ensuring that any future development of the property is in a manner consistent with Caldwell's Comprehensive Plan and City Code;

WHEREAS, Caldwell and Owner desire to set forth herein limitations and/or conditions upon the use and future development of the Property;

WHEREAS, all capitalized terms in this Agreement not herein defined shall have those meanings designated in the Caldwell City Code, the Caldwell Zoning Ordinance, and the Caldwell Comprehensive Plan; and

WHEREAS, the annexation and zoning designation requested by Owner with respect to the Subject Property, if granted by the City, will only be granted upon execution of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the sufficiency of which is hereby acknowledged, Owner and Caldwell agree as follows:

ARTICLE 1 LEGAL AUTHORITY

Caldwell will adopt an ordinance to designate zoning for the Subject Property, subject to the terms and conditions of this Agreement. This Agreement shall be signed before an affirmative Order of Decision by the Mayor and City Council permitting the zoning designation will be signed into effect by the Mayor. The ordinance will become effective after its passage, approval, and publication.

ARTICLE 2 CONDITIONS OF THE ANNEXATION

¹ In 2025, the City adopted new zoning district names. At the time the 2019 Agreement was approved and recorded, the R-1 Zoning Classification was "Low Density Residential". With the 2025 revised City Code, the R-1 zoning classification was renamed "Neighborhood Residential" and the R-2 zoning classification was renamed "Community Residential"

The Subject Property shall be utilized in the fashion and according to the terms set forth in the development application _____, to include the following conditions:

2.1. All future development applications for the Subject Property must meet all requirements of the Caldwell City Code in effect at the time of application.

2.2. If the City of Caldwell has established a design review process at the time of submittal of development application(s) for the Subject Property, the applicant will be required to go through the design review process.

2.3. In the event the Subject Property's legal description is discovered to be in error, the Developer and/or Owner will be responsible for assuming the measures necessary to provide the City with an accurate legal description of the Subject Property.

2.4. The development, design, and construction of the Covington Square Subdivision shall be in substantial compliance with the submitted preliminary plat and site plan (See Exhibit _____) of Case File _____. Any substantial deviations, as determined by the Planning & Zoning Director, from said Case File Exhibit, shall require City Council approval, through a public hearing.

2.5. Installation and construction of all items shown on the submitted landscaping plan shall be in substantial compliance with Exhibit _____ of the submitted Case File _____ and shall take place applicable to the phase in which each item is located and prior to signature on the final plat applicable to each platted phase.

2.6. Comply with the requirements of all applicable agencies, including but not limited to Pioneer Irrigation District, City of Caldwell Engineering Department, City of Caldwell Fire Department, and Canyon Highway District No. 4.

2.7. Storm water requirements shall be as noted in Chapter 11 of Caldwell City Code.

2.8. All easements shall be in accordance with Section 11-03-05 of Caldwell City Code.

2.9. The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the planning and zoning department showing coordination with the United States Postal Service prior to submitting the first final plat.

2.10. The applicant shall post and maintain a "Rules and Regulations" sign at the entryways to the residential subdivision until it is fully developed. The signs are intended for subcontractors performing work within the subdivision, and shall include the following statements: (i) no dogs; (ii) no loud music; (iii) no alcohol or drugs; (iv) no abusive language; (v) dispose of personal trash and site debris; (vi) clean up any mud and/or dirt that is deposited from the construction parcel onto streets; (vii) installation of a temporary construction fence that would

keep debris from being blown off site by the wind; and (viii) no burning of construction or other debris on the Subject Property.

2.11. Dedicate as public right-of-way for Farmway Road a minimum fifty (50) foot half width right-of-way (from centerline) along the entire frontage of the Subject Property. Coordinate all necessary right-of-way width requirements with Canyon Highway District No. 4 (CHD4). Dedicate as public right-of-way the wider right-of-way width requirement between the City of Caldwell and CHD4. Right-of-Way shall be dedicated at time of development or within ninety (90) days of the request of the City, whichever occurs earlier.

2.12. Dedicate as public right-of-way for Linden Street a minimum forty (40) foot half width right-of-way (from centerline) along the entire Linden Street alignment (per City Standard R-810 B). Right-of-Way shall be dedicated at time of development or within ninety (90) days of the request of the City, whichever occurs earlier.

2.13. Dedicate as public right-of-way for Dorman Avenue a minimum of forty (40) foot half width right-of-way (from centerline) along the entire frontage of the Subject Property. Right-of-Way shall be dedicated at time of development or within ninety (90) days of the request of the City, whichever occurs earlier.

2.14. All interior local streets classified as residential shall be dedicated to the City. The applicant shall dedicate as public right-of-way a minimum fifty-three (53) foot full width right-of-way (per City Standard R-810 E). Right-of-Way shall be dedicated at time of development or within ninety (90) days of the request of the City, whichever occurs earlier.

2.15. Construct Farmway Road improvements in accordance with all City of Caldwell standards for principal arterial roadways and specifications. Improvements shall include (but are limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, communication conduit, storm drainage facilities, etc.

2.16. Construct Linden Street in accordance with all City of Caldwell standards for minor arterial roadways and specifications. Improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, communication conduit, storm drainage facilities, etc.

2.17. Construct Dorman Avenue in accordance with all City of Caldwell standards for collector roadways and specifications. Improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, communication conduit, storm drainage facilities, etc.

2.18. Construct all local streets in accordance with all City of Caldwell standards for local roadways and specifications. Improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, communication conduit, storm drainage facilities, etc.

2.19. Comply with the requirements of the City Engineering Department as listed in Case File Exhibit _____. The City Engineer may amend the requirements listed in _____ as deemed necessary.

2.20. All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants etc. shall be met in the development and/or platting of the Subject Property. Final approval of the location and number of the fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.

2.21. In the event that any provisions of this agreement are more or less strict than the City Code or other law or regulations in place at the time of development, the more stringent requirements shall apply.

2.22. The above Agreement conditions are in addition to all other regulations provided for in the zoning district.

ARTICLE III AFFIDAVIT OF PROPERTY OWNERS

An affidavit of the Owner of the Subject Property agreeing to submit the Subject Property to this Agreement and to the provisions set forth in Idaho Code Section 67-6511A is incorporated herein by reference.

ARTICLE IV DEFAULT

4.1 In the event Developer fails to comply with the commitments set forth herein, within thirty (30) days of written notice of such failure from Caldwell, Caldwell shall have the right, without prejudice to any other rights or remedies, to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement.

4.2. If required to proceed in a court of law or equity to enforce any provision of this Agreement, the prevailing party shall be entitled to recover all direct out-of-pocket costs so incurred to cure or enjoin such default and to enforce the commitments contained in this Agreement, including attorneys' fees and court costs as the Court shall determine.

ARTICLE V UNENFORCEABLE PROVISIONS

If any term, provision, commitment, or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the

remainder of this instrument shall terminate and the zoning of the property shall revert to the City of Caldwell's original land designations as set forth in the master plan, unless the portion of this instrument determined to be invalid or unenforceable is re-negotiated in good faith between the applicant (or other appropriate party) and Caldwell as an amendment to the Development processed in accordance with the notice and hearing provisions of Idaho Code Section 67-6509.

ARTICLE VI ASSIGNMENT AND TRANSFER

6.1. After its execution, the Agreement shall be recorded in the office of the County Recorder.

6.2. Each commitment and the restriction on the development shall be a burden on the Subject Property, shall be appurtenant to and for the benefit of the Subject Property, adjacent property, and other residential property near the Subject Property, and shall run with the land.

6.3. This Agreement shall be binding on the Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors, and assigns.

6.4. Any new or subsequent owner of the Subject Property, or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise), shall be liable for all commitments and other obligations arising under the Agreement with respect to the Subject Property or any portion thereof.

ARTICLE VII GENERAL MATTERS

7.1. Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of the Idaho Code Section 67-6509.

7.2. Paragraph Headings. This Annexation shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine, or neutral gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3. Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Canyon County, Idaho.

7.4. Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail,

return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service to the party to whom the notice is directed at the address of such party as set forth hereinabove, or such other addresses and to such other persons as the parties may hereafter designate. Any such notice shall be deemed given upon receipt if by personal delivery, forty-eight (48) hours after deposit with the United States mail, if sent by mail pursuant to the foregoing, or twenty-four (24) hours after timely deposit with a reputable overnight delivery service.

7.5. Representation by Counsel. All parties hereto have either: (i) been represented by separate legal counsel; or (ii) have had the opportunity to be so represented. Thus, in all cases, the language herein shall be construed simply and in accordance with its fair meaning and not strictly for or against a party, regardless of which party prepared or caused the preparation of this Agreement.

7.6. Authority of Signatory. Each of the persons executing this Agreement on behalf of the parties hereto warrant his or her authority to do so and to bind said represented party.

7.7. Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed original of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year set forth hereinabove.

[Signatures on Next Page]

“CITY”

THE CITY OF CALDWELL

By: ERIC PHILLIPS, Mayor

Attest:

DEBBIE GEYER, Caldwell City Clerk

STATE OF IDAHO)
) ss.
COUNTY OF CANYON)

On this ___ day of _____, 2025 before me the undersigned, a Notary Public in and for said State personally appeared ERIC PHILLIPS and DEBBIE GEYER, known or identified to me to be the Mayor and City Clerk, respectively, of the City of Caldwell, Idaho and Idaho municipal corporation, that executed the said instrument, and acknowledged to me that such city executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
Residence: _____
My Commission Expires: _____

***SEAL**

“OWNER”

By: _____

Its: _____

STATE OF IDAHO)
) ss.
COUNTY OF CANYON)

On this ___ day of _____, 2025 before me the undersigned, a Notary Public in and for said State personally appeared _____, known or identified to me to be the _____, and acknowledged to me that such city executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
Residence: _____
My Commission Expires: _____

***SEAL**

Exhibit "A"

A parcel of land being a portion of the NW ¼ NW ¼ of Section 33, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the SW corner of said NW ¼ of Section 33 (West ¼ Corner), said corner bears S00°31'12"E, 2653.72 feet along the Westerly Boundary Line of said NW ¼ from the Corner common to Sections 28, 29, 32, and 33; thence N00°31'12"W, 1327.05 feet along said Westerly Boundary Line and the Centerline of Farmway Road to the **POINT OF BEGINNING**; thence continuing N00°31'12"W, 807.41 feet along said Westerly Boundary Line; thence N89°26'59"E, 285.45 feet; thence N00°31'25"W, 285.05 feet; thence N89°15'58"E, 49.50 feet; thence N00°31'25"W, 260.25 feet to a point on the Northerly Right-of-Way Line of Linden Street; thence N89°14'36"E, 325.15 feet along said Northerly Right-of-Way Line; thence S00°33'01"E, 25.00 feet; thence N89°14'36"E, 25.00 feet to a point on the Easterly Right-of-Way Line of Dorman Avenue; thence S00°33'01"E, 1325.78 feet along said Easterly Right-of-Way Line to a point on the Vacated Centerline of First Street, as shown on the Plat of Woods Acreage recorded in Canyon County in Book 1 of Plats, Page 29, and Record of Survey Instrument Number 9905376; thence S89°10'08"W, 685.79 feet to the **POINT OF BEGINNING**.

This Parcel contains 17.38 Acres, more or less.



PROPERTY OWNER ACKNOWLEDGEMENT

COMMUNITY DEVELOPMENT – PLANNING & ZONING – 205 S 6TH AVE, CALDWELL ID

I, BST DEV LLC, the recorded owner for real property addressed as 802 N. Acer Loop, Suite # 100, City Nampa State ID Zip 83687, am aware of, in agreement with, and give my permission to Tiffany Llanos, to submit the accompanying application(s) pertaining to this property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 7th day of November, 20 25

Taylor Schmidt
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

I, Rory Atwell, a Notary Public, do hereby certify that on this 7th day of November, in the year, 2025, personally appeared before me Taylor Schmidt, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that he/she/they signed the foregoing document, and that the statements therein contained are true.

[Signature]
NOTARY PUBLIC FOR IDAHO
Residing at Nampa, Idaho
My Commission Expires 11/30/31





Escrow No.: 34602442144-JF

2025-008396
RECORDED
03/12/2025 02:52 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=6 PBRIDGES \$15.00
TYPE: DEED
VCR
ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

Spencer Nead, an unmarried man as to 50% interest and Mike Clark, a married man as to 50% interest
who acquired title as

Spencer Snead, a married man as to 50% interest and Mike Clark, a married man as to 50% interest

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

BST DEV, LLC

GRANTEE(S), whose current address is: **1016 W. Sanetta St, Nampa, ID 83651**

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 12th day of March, 2025.

Signed in counter part
Spencer Nead

Summer Nead
Summer Nead

Signed in counter part
Michael Clark

Signed in counter part
Cicity Clark

STATE OF Idaho, COUNTY OF Ada, -ss.
On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Spencer Nead known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: _____
Name: _____
Residing at: _____
My Commission Expires: _____

(SEAL)
*This document was signed and notarized online using two-way audio and video recording technology.

WARRANTY DEED
(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 11 day of March, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Summer Nead known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: _____
Name: Cristy Chaney
Residing at: Mendota, ID
My Commission Expires: 5/31/28



(SEAL)

*This document was signed and notarized online using two-way audio and video recording technology.

STATE OF Idaho, COUNTY OF Ada, -ss.

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Mike Clark known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: _____
Name: _____
Residing at: _____
My Commission Expires: _____

(SEAL)

*This document was signed and notarized online using two-way audio and video recording technology.

STATE OF Idaho, COUNTY OF Ada, -ss.

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Sicily Clark known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: _____
Name: _____
Residing at: _____
My Commission Expires: _____

(SEAL)

*This document was signed and notarized online using two-way audio and video recording technology.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 12th day of March, 2025.

Spencer Nead

Spencer Nead

Signed in counter part
Summer Nead

Michael Clark

Michael Clark

Sicily Clark

Sicily Clark

STATE OF Nevada COUNTY OF Clark

On this 12th day of March, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Spencer Nead known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: *Kellie M Boston*
Name: Kellie M. Boston
Residing at: Nevada
My Commission Expires: 01/09/2028



(SEAL)

*This document was signed and notarized online using two-way audio and video recording technology.

Notarized remotely using audio-video communication technology via Proof.

WARRANTY DEED

(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Summer Nead known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: _____
Name: _____
Residing at: _____
My Commission Expires: _____

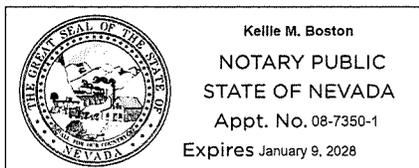
(SEAL)

*This document was signed and notarized online using two-way audio and video recording technology.

STATE OF Nevada COUNTY OF Clark

On this 12th day of March, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Mike Clark known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: Kellie M Boston
Name: Kellie M. Boston
Residing at: Nevada
My Commission Expires: 01/09/2028



(SEAL)

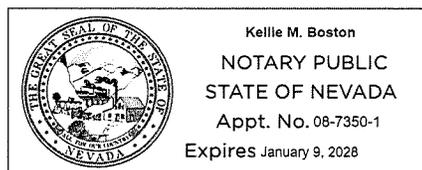
Notarized remotely using audio-video communication technology via Proof.

*This document was signed and notarized online using two-way audio and video recording technology.

STATE OF Nevada COUNTY OF Clark

On this 12th day of March, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Sicily Clark known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: Kellie M Boston
Name: Kellie M. Boston
Residing at: Nevada
My Commission Expires: 01/09/2028



(SEAL)

*This document was signed and notarized online using two-way audio and video recording technology.

Notarized remotely using audio-video communication technology via Proof.

EXHIBIT "A"
Legal Description

A parcel of land being a portion of the NW 1/4 NW 1/4 of Section 33, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin with Illegible Cap marking the SW corner of said NW1/4 of section 33 (West 1/4 Corner), said corner bears, along the Westerly Boundary Line of said NW 1/4, S. 00° 31' 12" E., a distance of 2653.72 feet, from a Found Brass cap monument marking the Corner common to Section 28, 29, 32, and 33; Thence along said Westerly Boundary Line and the Centerline of Farmway Road, N. 00° 31' 12" W., a distance of 2134.46 feet, to a point; Thence Leaving said Westerly Boundary Line and Centerline, N. 89° 26' 59" E., a distance of 33.00 feet, to the Point of Beginning, monumented by a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" which is also the Easterly Right of Way Line of Farmway Road:

Thence, N. 89° 26' 59" E., a distance of 252.45 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732"; Thence N. 00° 31' 25" W., a distance of 285.05 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732"; Thence, N. 89° 15' 58" E., a distance of 49.50 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732"; Thence, N. 00° 31' 25" W., a distance of 210.25 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732", marking a point on the Southerly Right of Way Line of Linden Street; Thence along said Southerly Right of Way Line, N. 89° 14' 36" E., a distance of 300.17 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732", marking the Westerly Right of way Line of Dorman Avenue;

Thence leaving said Southerly Right of Way Line and along said Westerly Right of way, S. 00° 33' 01" E., a distance of 1300.84 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732", marking a point on the Vacated Centerline of the First Street, as shown on the Plat of Woods Acreage, as recorded in Canyon County Book of Plats, Book 1, Page 29, and Record of Survey Instrument Number 9905376;

Thence leaving said Westerly Right of Way and along said Vacated Centerline, S. 89° 10' 08" W., a distance of 602.79 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732", marking a point on the said Easterly Right of Way Line of Farmway Road;

Thence Leaving said Vacated Centerline along said Easterly Right of Way Line, N. 00° 31' 12" W., a distance of 807.25 feet, to the Point of Beginning.

EXHIBIT A

A parcel of land being a portion of the NW 1/4 NW 1/4 of Section 33, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin with Illegible Cap marking the SW corner of said NW 1/4 of section 33 (West 1/4 Corner), said corner bears, along the Westerly Boundary Line of said NW 1/4, S. 00° 31' 12" E., a distance of 2653.72 feet, from a Found Brass cap monument marking the Corner common to Section 28, 29, 32, and 33; Thence along said Westerly Boundary Line and the Centerline of Farmway Road, N. 00° 31' 12" W., a distance of 2134.46 feet, to a point; Thence Leaving said Westerly Boundary Line and Centerline, N. 89° 26' 59" E., a distance of 33.00 feet, to the Point of Beginning, monumented by a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" which is also the Easterly Right of Way Line of Farmway Road:

Thence, N. 89° 26' 59" E., a distance of 252.45 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 00° 31' 25" W., a distance of 285.05 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence, N. 89° 15' 58" E., a distance of 49.50 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence, N. 00° 31' 25" W., a distance of 210.25 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732", marking a point on the Southerly Right of Way Line of Linden Street;

Thence along said Southerly Right of Way Line, N. 89° 14' 36" E., a distance of 300.17 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732", marking the Westerly Right of way Line of Dorman Avenue;

Thence leaving said Southerly Right of Way Line and along said Westerly Right of way, S. 00° 33' 01" E., a distance of 1300.84 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732", marking a point on the Vacated Centerline of the First Street, as shown on the Plat of Woods Acreage, as recorded in Canyon County Book of Plats, Book 1, Page 29, and Record of Survey Instrument Number 9905376;

Thence leaving said Westerly Right of Way and along said Vacated Centerline, S. 89° 10' 08" W., a distance of 602.79 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732", marking a point on the said Easterly Right of Way Line of Farmway Road;

Thence Leaving said Vacated Centerline along said Easterly Right of Way Line, N. 00° 31' 12" W., a distance of 807.25 feet, to the Point of Beginning.

**LEGAL DESCRIPTION
PREPARED FOR
COVINGTON SQUARE
CALDWELL, IDAHO**

12/22/2025
25-5089
DB

COVINGTON SQUARE LEGAL DESCRIPTION

A part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 4 N, Range 3 W, Boise Meridian, located in City of Caldwell, Canyon County, Idaho, being more particularly described as follows:

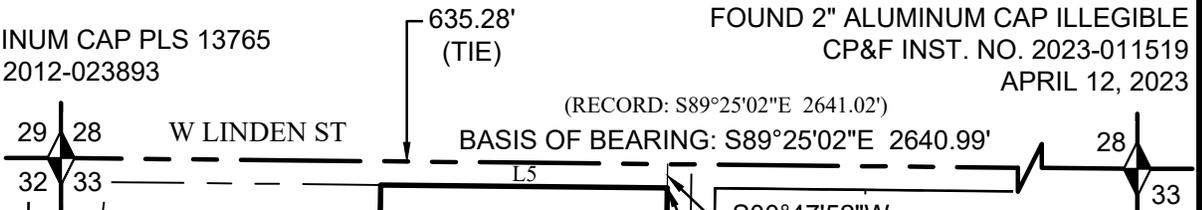
Commencing from the Northwest Corner of Section 33, Township 4 N, Range 3 W, Boise Meridian from which the North Quarter Corner of said Section 33 bears S89°25'02"E 2640.99 feet;
thence S89°25'02"E 635.28 feet;
thence S00°47'52"W 25.00 feet to a 5/8-inch rebar with cap marked PLS 7732, said point being the Point of Beginning;
thence S00°47'52"W 1,300.85 feet along the Westerly Right-of-Way of Dorman Avenue to a 5/8-inch rebar with cap marked PLS 3271644, also having a 10-foot witness corner marked with a 5/8-inch rebar with cap PLS 7732, said point also being on the Vacated Centerline of First Street, as shown in Wood's Acreage, Book 1, page 29, records of Canyon County, Idaho;
thence N89°30'41"W 602.50 feet along said Vacated Centerline to a point on the Easterly Right-of-Way of Farmway Road, to a 5/8-inch rebar with cap marked PLS 7732;
thence N00°48'04"E 807.33 feet along said Farmway Road to a 5/8-inch rebar with cap marked PLS 7732;
thence S89°14'25"E 252.42 feet to a 5/8-inch rebar with cap marked PLS 3271644;
thence N00°50'22"E 284.90 feet to a 5/8-inch rebar with cap marked PLS 7732;
thence S89°34'21"E 49.38 feet to a 5/8-inch rebar with cap marked PLS 3271644;
thence N00°51'48"E 210.26 feet to a 5/8-inch rebar with cap marked PLS 7732, said point being on the Southerly Right-of-Way of Linden Street;
thence S89°25'02"E 300.19 feet along said Linden Street to the Point of Beginning.

Contains: 14.89 acres+/-

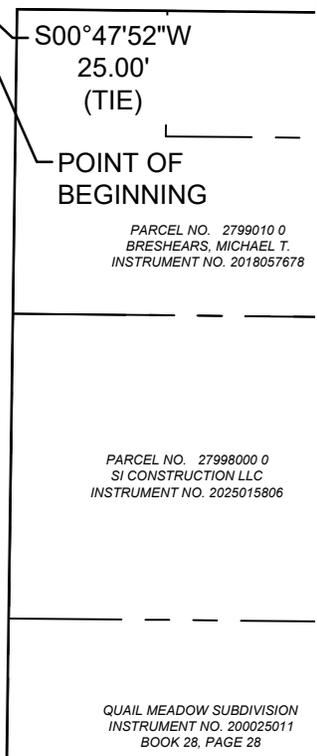
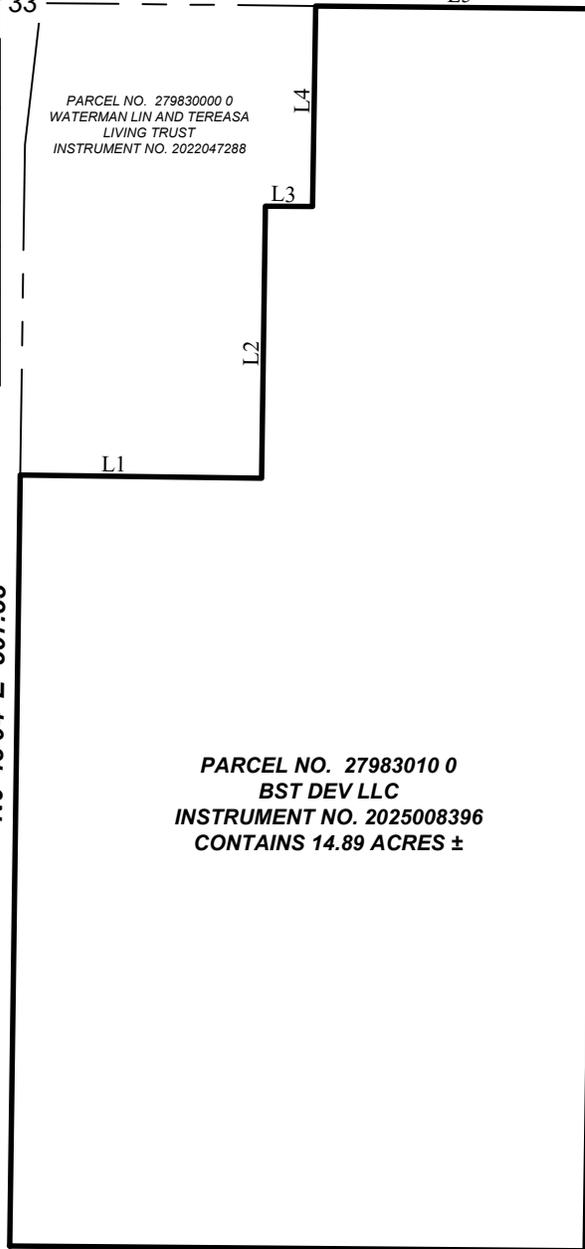


NW CORNER SEC 33
 T4N, R3W, B.M.
 FOUND 2" ALUMINUM CAP PLS 13765
 CP&F INST. NO. 2012-023893
 JUNE 12, 2012

N 1/4 CORNER SECTION 33
 T4N, R3W, B.M.
 FOUND 2" ALUMINUM CAP ILLEGIBLE
 CP&F INST. NO. 2023-011519
 APRIL 12, 2023



Line Table		
LINE	DIRECTION	LENGTH
L1	S89°14'25"E	252.42'
L2	N00°50'22"E	284.90'
L3	S89°34'21"E	49.38'
L4	N00°51'48"E	210.26'
L5	S89°25'02"E	300.19'



FARMWAY RD
 N0°48'04"E 807.33'

DORMAN AVE
 S0°47'52"W 1300.85'

PARCEL NO. 27983010 0
 BST DEV LLC
 INSTRUMENT NO. 2025008396
 CONTAINS 14.89 ACRES ±

PARCEL NO. 2799010 0
 BRESHEARS, MICHAEL T.
 INSTRUMENT NO. 2018057678

QUAIL MEADOW SUBDIVISION
 INSTRUMENT NO. 200025011
 BOOK 28, PAGE 28



N89°30'41"W 602.50'

ENGINEERING AND SURVEYING, LLC
 ENGINEERING AND SURVEYING, LLC
 100 W. ROSAHR ST. STE. 1000
 MERIDIAN, IDAHO 83642-9911: (208) 974-0075
 www.focus-es.com

Covington Square Boundary Exhibit

Date Created:	12/22/2025
Scale:	N.T.S.
Drawn:	DB
Job:	25-5089
Sheet:	

2 OF 2

V:_2025-25-5089 Covington Square\design\25-5089\dwg\exhibit\25-5089 Boundary Exhibit.dwg

**LEGAL DESCRIPTION
PREPARED FOR
COVINGTON SQUARE
CALDWELL, IDAHO**

12/22/2025
25-5089
DB

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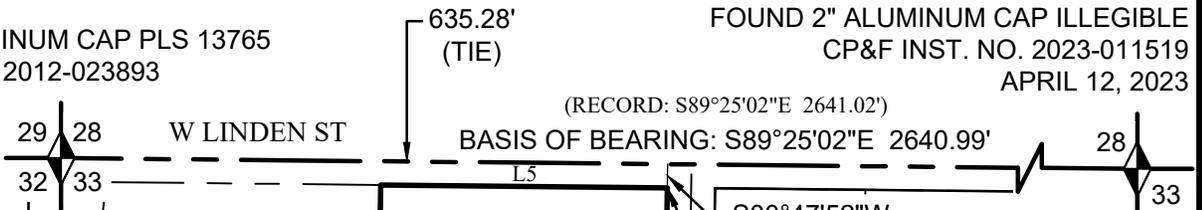
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thence S89°25'02"E 635.28 feet;
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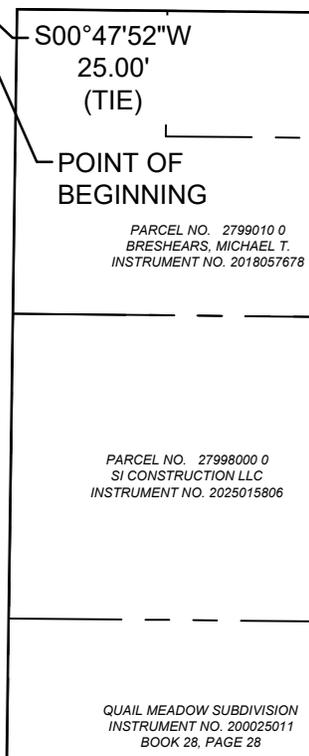
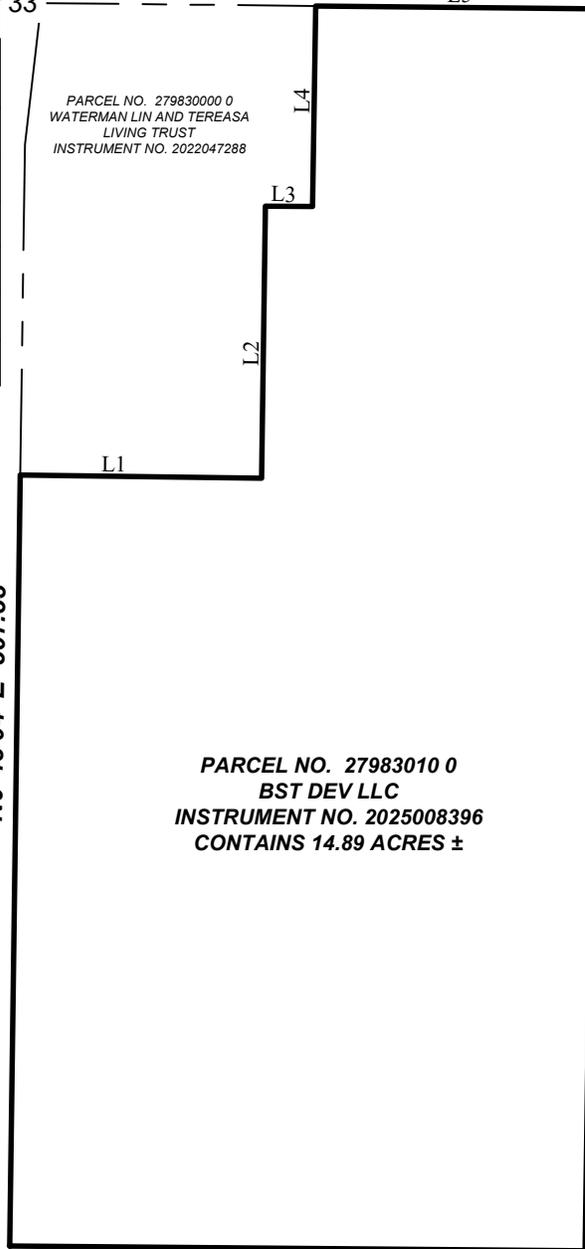


NW CORNER SEC 33
 T4N, R3W, B.M.
 FOUND 2" ALUMINUM CAP PLS 13765
 CP&F INST. NO. 2012-023893
 JUNE 12, 2012

N 1/4 CORNER SECTION 33
 T4N, R3W, B.M.
 FOUND 2" ALUMINUM CAP ILLEGIBLE
 CP&F INST. NO. 2023-011519
 APRIL 12, 2023



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FARMWAY RD
 N0°48'04"E 807.33'

DORMAN AVE
 S0°47'52"W 1300.85'

PARCEL NO. 27983010 0
 BST DEV LLC
 INSTRUMENT NO. 2025008396
 CONTAINS 14.89 ACRES ±

PARCEL NO. 2799010 0
 BRESHEARS, MICHAEL T.
 INSTRUMENT NO. 2018057678

QUAIL MEADOW SUBDIVISION
 INSTRUMENT NO. 200025011
 BOOK 28, PAGE 28



N89°30'41"W 602.50'

FOCUS
 ENGINEERING AND SURVEYING, LLC
 ENGINEERING AND SURVEYING, LLC
 100 W. ROSA RIVER STREET SUITE 005
 MERIDIAN, IDAHO 83642-0005 (208) 974-0075
 www.focus-es.com

Covington Square Boundary Exhibit

Date Created:	12/22/2025
Scale:	N.T.S.
Drawn:	DB
Job:	25-5089
Sheet:	2 OF 2

V:_2025-25-5089 Covington Square\design\25-5089\dwg\exhibit\25-5089 Boundary Exhibit.dwg

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- x - x - EXISTING FENCE
- RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- ◆ SECTION MONUMENT (FOUND)
- ◇ SECTION MONUMENT (NOT FOUND)
- ◆ SET 5/8" REBAR W/ CAP "PLS 3271644"
- ◆ FOUND 5/8" REBAR WITH CAP "PLS 7732"
- R(X): RECORD REFERENCE NUMBER (PER SURVEYOR'S NARRATIVE)

RECORD OF SURVEY FOR BST DEV, LLC

LOCATED IN THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CITY OF CALDWELL, CANYON COUNTY, IDAHO

2025

INDEX #:434-33-4-4-0-00-00

2025-047210
RECORDED
12/23/2025 08:51 AM



00904851202500472100010014

RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=1 ABARDEN \$5.00
SURVEY
FOCUS ENGINEERING & SURVEYING



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARY OF PARCEL "B", AS SHOWN IN RECORD OF SURVEY 2019-025300. THE BASIS OF BEARING IS S89°25'02"E 2640.99' FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 33, AS SHOWN IN RECORD OF SURVEY FOR RON RAINEY, INSTRUMENT NUMBER 9828989.

WE BELIEVE THERE WAS AN OMISSION IN RECORD OF SURVEY 2019-025300 REGARDING THE SOUTHEASTERLY PROPERTY CORNER. DUE TO THE CONDITIONS FOUND IN THE FIELDWORK, WE BELIEVE THAT THE FOUND CORNER WAS ACTUALLY SET AS A WITNESS CORNER TO THE REAL PROPERTY CORNER. THE 5/8" REBAR AND CAP MARKED WITH PLS 7732 WAS FOUND TO BE 10 FEET +/- DUE WESTERLY FROM THE DEEDED POSITION OF THE SOUTHEASTERLY PROPERTY CORNER. WE HAVE PLACED A PROPERTY CORNER AT THE CALCULATED POSITION OF THE SOUTHEAST CORNER OF THE PROPERTY BASED UPON RECORD INFORMATION OF SUBJECT PROPERTY AND ADJOINING QUAIL MEADOW SUBDIVISION. OTHER THAN THE PROPERTY CORNERS SPECIFICALLY MENTIONED, THE RECORD DESCRIPTION MATCHED PHYSICAL MONUMENTATION WITHIN TOLERANCE AND WAS RETRACED FOR THE PURPOSES OF THIS RECORD OF SURVEY.

THE SUBJECT PROPERTY WAS CREATED AS SHOWN IN THE PLAT OF WOOD'S ACREAGE AS LOTS 1, 2, 3, AND 4, AND THE NORTH HALF OF FIRST STREET. VACATION OF LOTS 1-4 WAS NOT MENTIONED IN PREVIOUS SURVEY OR DEED, BUT WE HAVE NOT FOUND EVIDENCE OF THE CONTRARY.

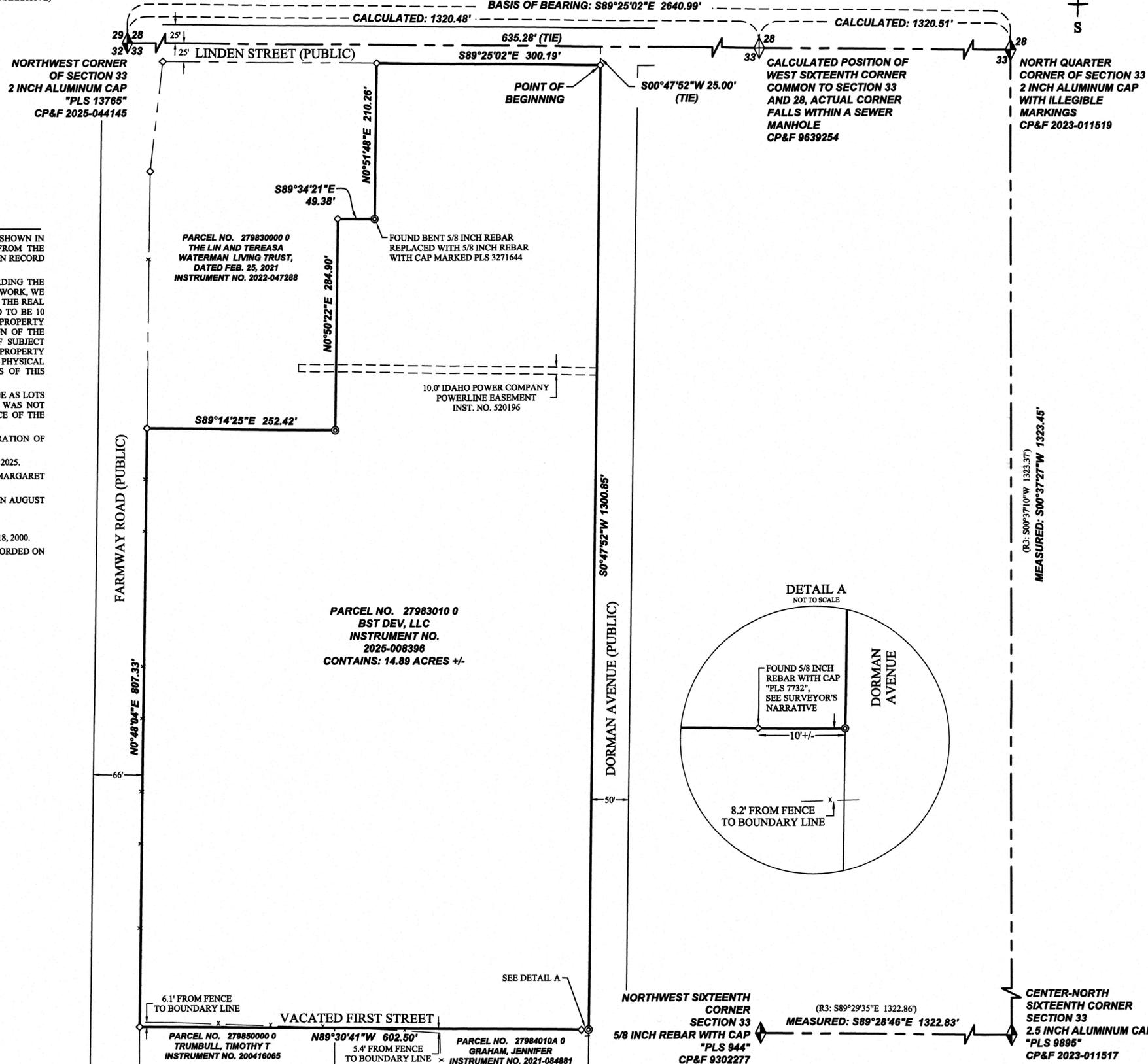
THE FOLLOWING DOCUMENTS WERE REVIEWED AND/OR UTILIZED IN THE PREPARATION OF THIS SURVEY, ALL LOCATED WITHIN CANYON COUNTY:

1. WARRANTY DEED INSTRUMENT NUMBER 2025-008396, RECORDED ON MARCH 12, 2025.
2. RECORD OF SURVEY INSTRUMENT NO. 2109-025300, FOR WILBUR AND MARGARET WATERMAN FAMILY TRUST, RECORDED ON JUNE 06, 2019.
3. RECORD OF SURVEY INSTRUMENT NO. 9828989, FOR RON RAINEY, RECORDED ON AUGUST 04, 1998.
4. PLAT OF WOOD'S ACREAGE, BOOK 1, PAGE 29, RECORDED IN OCTOBER 1895.
5. PLAT OF QUAIL MEADOW SUBDIVISION, BOOK 28, PAGE 28, RECORDED ON JULY 18, 2000.
6. IDAHO POWER COMPANY POWERLINE EASEMENT INSTRUMENT NO. 520196, RECORDED ON SEPTEMBER 8, 1961.

SURVEYOR'S CERTIFICATE

"I, TRENTON D. SMITH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 3271644, AND AM IN ACCORDANCE WITH THE CORNER PERPETUATION ACT, IDAHO CODE 55-1601 THROUGH 55-1612. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE MADE A SURVEY OF THE LANDS SHOWN ON THIS PLAN AND THAT IT CORRECTLY REPRESENTS THE EXISTING CONDITIONS AS SHOWN. THIS PLAN DOES NOT REPRESENT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LANDS SHOWN HEREON."

TRENTON D. SMITH
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 3271644



RECORD OF SURVEY
LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CITY OF CALDWELL, CANYON COUNTY, IDAHO

PREPARED FOR: BST DEV, LLC

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

Drawn: JTS	Checked: MW
Scale: 1"=100'	Job #: 25-5089
Date: 12/22/2025	Sheet:

1 OF 1

V:\2025\25-5089 Covington Square Vdesign 25-5089.dwg Sheets\ROS\25-5089 ROS.dwg